

**HINCKLEY AND BOSWORTH
LOCAL DEVELOPMENT FRAMEWORK**

**SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
CONSULTATION DRAFT PREFERRED OPTIONS**

APPENDIX 2

SITE SELECTION & JUSTIFICATION



Hinckley & Bosworth
Borough Council

Bagworth Preferred Options

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| BAG01 | Bagworth | Former Railway Sidings, Bagworth | Residential |
| BAG02 | Bagworth | Land to the rear of Main Street, Bagworth | Residential |
| BAG03 | Bagworth | East of Station Road, Bagworth | Identified Employment |
| BAG04 | Bagworth | Proposed railway station | Railway Station |
| BAG05 | Bagworth | Community Centre, Station Road | Existing Open Space |
| BAG06 | Bagworth | Northfield Road/Station Road | Existing Open Space |
| BAG07 | Bagworth | Maynards Walk | Existing Open Space |
| BAG08 | Bagworth | Bagworth Allotments | Existing Open Space |
| BAG09 | Bagworth | Local Centre, Station Road | Local Centres |
| BAG10 | Bagworth | Sports Ground | Existing Open Space |
| BAG11 | Bagworth | Land at Holy Road Church | Area of Special Character and Open Space |
| BAG12 | Bagworth | Bagworth Settlement Boundary | Settlement boundary |
| BAG13 | Bagworth | Bagworth Heath Woods | Country Park |
| BAG14 | Bagworth | Bagworth New Wood | Existing Open Space |
| BAG15 | Bagworth | LWS, east of Station Road | Existing Open Space |

| <u>BAG01: Former Railway Sidings</u> | |
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| Previous Ref: UBW01 | SHLAA Ref: AS12 |
| Description: | Former railway sidings on the east side of the village. Overgrown and derelict site. Allocated as a housing site within the adopted Hinckley and Bosworth Local Plan. A long narrow strip that was formally the dismantled railway runs from the south to the north of the site and is owned by network rail. A triangle of privately owned land forms the eastern boundary of the site. |
| Suggested proposal: | <p>Residential development for a minimum of 55 dwellings. Regard must be given to the settlement's relationship to the National Forest and support the National Forest Initiatives. This includes contributing towards signage and branding to create local distinctiveness.</p> <p>Consideration should also be given to the railway line to the rear of the site that is identified as a wildlife corridor. Access is available from Station Road and Station Terrace.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Bagworth, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>The release of this land for development will be dependent on local services having been established in Bagworth (or the development providing local services).</p> <p>Open space provision is identified as poor quality. A requirement of this development is to contribute to improvement of open spaces within Bagworth to meet local needs. This should be achieved to a</p> |

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| | <p>quality score of at least 65% as determined by the assessment criteria set out by the Council's green spaces team.</p> <p>Any development should be in line with Policy 10 of the Core Strategy.</p> |
| Justification for the proposal | <p>This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects policy 3 of the draft East Midlands Regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified within the Urban Potential Study as a suitable site for residential development. Subsequently the site was assessed through the Strategic Housing Land Availability Assessment (SHLAA) and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 60 dwellings within Bagworth. It also establishes the need to provide a mix of housing and take account of the latest Housing Market Assessment that is set out in the proposal.</p> <p>The site relates well to the existing settlement. It is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school and post office. It is recognised through the Core Strategy that Bagworth requires better local services to fore fill the requirements within the Core Strategy; any development must support and enhance current service provision.</p> <p>The proposal supports the National Forest initiative that is identified as a requirement in the Core Strategy. This also supports local distinctiveness that is set out in Policy 3 of draft East Midlands Regional Plan that advocates maintaining distinctive character and vitality of rural areas. Policy Three Cities SRS 5 of draft East Midlands Regional Plan sets out the requirements which local authorities must meet in relation to the National Forest. The proposal complies with this policy.</p> |
| <u>BAG02: Land to the rear of Main Street, Bagworth</u> | |
| Previous Ref: EOI482 | SHLAA Ref: AS644 |
| Description: | This site is on the fringe of Bagworth and is adjoined by residential properties on three sides. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 6 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Bagworth, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |

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| | <p>Access is provided off Main Street.</p> <p>There is currently a right of way running through the field and this should be retained through any future development to enable access to the field to the rear of the site.</p> <p>There are mature trees to the rear of the site and these should remain, this will provide natural screening. This supports the role of Bagworth as a settlement within the National Forest.</p> <p>The site could contain protected species and this should be investigated further through the development control process.</p> <p>Open space provision is identified as being of poor quality. A requirement of this development is to contribute to improvement of open spaces within Bagworth to meet local needs. This should be achieved to a quality score of at least 65% as determined by the assessment criteria set out by the Council's green spaces team.</p> |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 60 dwellings in Bagworth. In conjunction with site BAG01 this site completes the target set out in the Core Strategy. This site is well-related to the existing settlement form of Bagworth and lends it self to a natural extension.</p> <p>The site is close to local amenities including: Bus Stop – within 10 metres Primary School – over 800 metres Local Centre – over 800 metres Post Office – within 400 metres Open Space – within 400 metres</p> <p>This proposal is in conformity with Policy 10 of the Core Strategy.</p> <p>The site is identified as deliverable and developable within the Strategic Housing Land Availability Assessment.</p> |
| <u>BAG03: Industrial Estate East of Station Road</u> | |
| Previous Ref: EOI 9 & EOI427 | SHLAA Ref: AS9 |
| Description: | The site is located to the east of Station Road and contains industrial units. |
| Suggested proposal: | This site should be retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Bagworth.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Bagworth to ensure residents have access to local employment opportunities.</p> <p>The identification of additional employment land is supported by the Core Strategy to meet local needs in line with Policy 7 of the Core</p> |

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| | <p>Strategy. The Core Strategy advocates that the provision of small industrial work units (including social enterprises and craft workshops) for rent or to buy should be sought and Bagworth Parish Plan further supports this.</p> <p>The Bagworth and Thornton Neighbourhood Profile (2007) found that the area experiences high deprivation relating to Income, Employment, and Income Deprivation Affecting Children. It notes that income deprivation may be exacerbated by high employment deprivation also present in the area. It is there essential that existing employment is retained and enhanced.</p> |
| <u>BAG04: Bagworth Proposed Railway Station</u> | |
| Previous Ref: n/a | SHLAA Ref: AS12 |
| Description: | Former railway sidings on the east side of the village. Overgrown and derelict site. Designated as a proposed train station within the adopted Hinckley & Bosworth Local Plan. A long narrow strip that was formally the dismantled railway runs from the south to the north of the site and is owned by network rail. |
| Suggested proposal: | The land identified should be safeguarded for a train station and associated car parking. Access will be obtained through the development site (BAG01). |
| Justification for the proposal | <p>The Core Strategy Policy 10 notes the safeguarding of land for the potential re-opening of a passenger railway station. This railway station would not only contribute to the availability of public transport to Bagworth and other settlements, but also contribute to the levels of tourism in the area primarily linked to the National Forest.</p> <p>Bagworth is named in the Core Strategy as one of two forest settlements, with a focus to create a new sense of place. Whilst it is not guaranteed that a new railway station will be delivered in Bagworth, land for this will be safeguarded in preparation for future opportunity.</p> |
| <u>BAG05/06/07: Community Centre, Bagworth open space and amenity areas</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>There are three identified open spaces within Bagworth that are distributed across the settlement. These include:</p> <ul style="list-style-type: none"> • Community Centre, Station Road; • Northfield Road/Station Road; and • Maynards Walk |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> • Community Centre, Station Road (BAG05); • Northfield Road/Station Road (BAG06); and • Maynards Walk (BAG07). |
| Justification for the proposal | The Open space Quantity and Accessibility Audit (2005) identified that Bagworth has a poor quality provision of open space and the needs of young people are not being met, therefore creating an unnecessary shortfall. The capacity of these existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their improvement and |

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| | <p>protection.</p> <p>The allocation of these sites is in conformity with Policies 10 and 19 of the Core Strategy.</p> |
| <u>BAG08: Bagworth Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description | The allotments are located off Park Lane. |
| Suggested proposal | Allocate the allotments for retained allotment use. |
| Justification for proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The audit of Bagworth allotments took place on 4 July 2008 and found that they were underutilised. The plots are over-grown and a phased programme of clearing is taking place. As a result 15 plots have come back into use; the parish is also working towards providing water on site.</p> <p>This illustrates that Bagworth allotments are underutilised at present due to their poor state. As they are brought back into use it is clear that there is demand within Bagworth for the provision of allotments.</p> |
| <u>BAG09: Bagworth Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description | Bagworth local service centre is located on Station Road. |
| Suggested proposal | Allocate as the local service centre for Bagworth. This local centre includes the primary uses of retail and other services which benefit the residents of Bagworth and its hinterland. |
| Justification for proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Policy 10 of the Core Strategy states that the provision of local services within Bagworth will be sought.</p> <p>Both the Site Allocations and policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BAG10: Sports Ground</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | Located adjacent to the settlement boundary and next to Bagworth New Woods (BAG14), this site is an existing sports ground and area of open space. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>As an existing sports ground, this site serves the requirements of Bagworth residents and those from further away.</p> <p>The Open space Quantity and Accessibility Audit (2005) identified that Bagworth has a poor quality provision of open space and the needs of young people are not being met, therefore creating an unnecessary shortfall. The capacity of these existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their improvement and protection.</p> <p>The allocation of these sites is in conformity with Policies 10 and 19 of the Core Strategy.</p> |
| <u>BAG11: Land at Holy Road Church</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The setting of Holy Rood Church and its grounds on Old School Lane in the far South of the settlement. These sites may be independent of listed buildings and conservation areas. |
| Suggested proposal: | Allocate as an Area of Special Character |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>BAG12: Bagworth Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | The settlement boundary of Bagworth. |
| Suggested proposal: | To revise the settlement boundary of Bagworth taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Bagworth it is necessary to amend the settlement boundary to reflect this growth. |
| <u>BAG13: Bagworth Heath Woods</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Bagworth Heath Woods, east of the settlement of Bagworth. |
| Suggested proposal: | Allocate Bagworth Heath Woods as a Country Park. |
| Justification for the proposal | As a listed Country Park, designated by Leicestershire County Council and as a place of valued recreation for walkers and cyclists, it is important to safeguard and have regard to Bagworth Heath Woods. Policies 10 and 21 of the Core Strategy advocate the protection and retention of Bagworth Heath Wood given their location within the National Forest as valued asset. |
| <u>BAG14: Bagworth New Wood</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located adjacent to the settlement boundary on the western side of the settlement alongside the existing sports ground (BAG10), this site is a valued area of woodland. |
| Suggested proposal: | Allocate as open space. |

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| Justification for the proposal | <p>As a valued asset within the National Forest, Bagworth New Wood contributes to the wide variety of sites which benefit walkers, wildlife and cyclists.</p> <p>Policy 10 of the Core Strategy advocates the protection and allocation of green and play spaces to address deficiencies in the quality, quantity and accessibility of such areas, allocation of this site will help towards achieving this objective.</p> | |
| <u>BAG15: Local Wildlife Site, East of Station Road</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | <p>Located at the far northern point of the existing settlement boundary, to the east of Station Road, this site is currently a valued area for wildlife and biodiversity.</p> | |
| Suggested proposal: | <p>Allocate as open space.</p> | |
| Justification for the proposal | <p>Identified by the Leicestershire and Rutland Wildlife Trust, this site has been identified as a local wildlife reserve. Allocating this area for open space will ensure that the rich quality of wildlife is retained and enhanced.</p> <p>In addition, PPS9 supports the protection and enhancement of established wildlife areas and recommends that potentially detrimental development be avoided.</p> <p>It is suggested that the allocation of this site will also support the achievement of Policy 10 with regards to helping the forest settlement of Bagworth establish a sense of place.</p> | |
| <u>BAG16ALT: See alternative option in appendix 6</u> | | |

Barlestone Preferred Options

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| BARL01 | Barlestone | Vacant Plots north of Newbold Road, Barlestone | Residential |
| BARL02 | Barlestone | Land to the east of Brookside, Barlestone | Residential |
| BARL03 | Barlestone | May Meadow | Existing Open Space |
| BARL04 | Barlestone | Spinney Drive/Ferrers Croft | Existing Open Space |
| BARL05 | Barlestone | Bosworth Road | Existing Open Space |
| BARL06 | Barlestone | Glebe Close | Existing Open Space |
| BARL07 | Barlestone | Cunnery Close | Existing Open Space |
| BARL08 | Barlestone | Main Street - Local Centre | Local Centres |
| BARL09 | Barlestone | Newbold Road Allotments | Existing allotments |
| BARL10 | Barlestone | Land to the north of Barton Road | Employment Allocation |
| BARL11 | Barlestone | Land to the north of Barton Road (b) | Cemetery |
| BARL12 | Barlestone | Land at Barlestone Cemetery | Cemetery |
| BARL13 | Barlestone | Land at St Giles Church | Area of Special Character and Open Space |
| BARL14 | Barlestone | Land South of Barton Road | Area of Special Character and Open Space |
| BARL15 | Barlestone | Barlestone Settlement Boundary | Settlement boundary |
| BARL16 | Barlestone | Land adjacent to Garlands Lane | Extension to existing Gypsy and Traveller Site (residential) |
| BARL17 | Barlestone | Barlestone Church of England Primary School & community centre | Community Facility |
| BARL18 | Barlestone | Curtis Way | Residential |
| BARL19ALT | See alternative option in appendix 6 | | |

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| <u>BARL01: Vacant Plots north of Station Road</u> | |
| Previous Ref: UBL01 | SHLAA Ref: AS48 |
| Description: | Three parcels of land on Newbold Road which wrap around 11-19 Newbold Road. Some small derelict garages or storage huts occupy the southeast corner. The north of the site is used as a pub garden. |
| Suggested proposal: | The suggested proposal is for residential development for a |

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| | <p>minimum of 10 dwellings. There are some mature hedgerows on site and these should be retained through any development.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Barlestone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access can be provided from Newbold Road.</p> <p>There are varying site levels to the east of the site and the design of the development should take this into account in the positioning and massing of the site.</p> |
| <p>Justification for the proposal</p> | <p>This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Plan, which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified within the Urban Housing Potential Study (2006) as a suitable site for residential development. Subsequently the site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The Core Strategy identifies that 40 dwellings must be provided within Barlestone; a minimum of 10 dwellings should be provided on this identified Urban Housing Potential site.</p> <p>The site is within 400 metres of a bus stop, local centre, post office and open space. The site is within 800 metres of a primary school, 1000 metres of a health centre and 1500 metres of a secondary school.</p> |
| <p><u>BARL02: Land to the east of Brookside</u></p> | |
| <p>Previous Ref: EOI 266</p> | <p>SHLAA Ref: AS41</p> |
| <p>Description:</p> | <p>This site is currently used for agricultural purposes. It lies to the south of the settlement, although remaining quite centralised in location. There are mature trees and hedgerows to the eastern boundary of the site.</p> |
| <p>Suggested proposal:</p> | <p>The proposal is for a minimum of 30 dwellings.</p> <p>There are some mature trees and hedgerows, which border the site, and these should be retained within any development. The retention will enable natural screening on the eastern boundary.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Barlestone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access for the site is available off Brookside.</p> |

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| | Spinney Drive/Ferrers Croft and May Meadow Recreation Ground has been identified as poor quality and as such it reduces the capacity to meet local needs, any development should seek to improve the quality of this space to increase its capacity in negotiation with the Council and in accordance with Policy 19 of the Core Strategy. |
| Justification for the proposal | <p>The Core Strategy identifies an allocation of 40 dwellings in Barlestone. A minimum of 10 dwellings should be located within the Urban Housing Potential site off Station Road. This leaves a requirement to provide a minimum of 30 dwellings elsewhere. This site is well-related to the existing settlement form of Barlestone and lends it self to a natural extension.</p> <p>The site is close to local amenities including: Bus Stop – within 400 metres Primary School – within 800 metres Local Centre – within 800 metres Post Office – within 800 metres Open Space – within 400 metres</p> <p>This proposal is in conformity with Policy 11 of the Core Strategy.</p> <p>The site is identified as developable within the Strategic Housing Land Availability Assessment (SHLAA).</p> |
| <u>BARL03/04/05/06/07: Barlestone open space and amenity areas</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>There are 5 identified open spaces within Barlestone including:</p> <ul style="list-style-type: none"> • May Meadow • Spinney Drive/Ferrers Croft • Bosworth Road • Glebe Close • Cunnery Close |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> • May Meadow (BARL03) • Spinney Drive/Ferrers Croft (BARL04) • Bosworth Road (BARL05) • Glebe Close (BARL06) • Cunnery Close (BARL07) <p>The quality of these areas should meet the requirements set out in policy 19 of the Core Strategy as to the necessary provision and improvements, and in conformance with the Council's Green Space Strategy.</p> |
| Justification for the proposal | The Open space Quantity and Accessibility Audit (2005) identified that Barlestone has poor quality provision for children and young people and it is therefore not meeting the needs of local residents and creating unnecessary shortfall. The capacity of these existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their |

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| | improvement and protection. |
| <u>BARL08: Main Street, Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Barlestone local centre consists of 12 units. It provides a range of services such as; a hairdresser, convenience store, take away shops and building society. |
| Suggested proposal: | Allocate as the local service centre for Barlestone. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus of investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BARL09: Newbold Road Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description | The allotments are located to the north of Newbold Road to the east of the settlement. |
| Suggested proposal | Allocate the allotments for retained allotment use. |
| Justification for proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The audit of Barlestone allotments took place on 7 April 2008 and found that there were 5 people on the waiting list and therefore there is evidence that there is a need within Barlestone to retain provision of allotments. |
| <u>BARL10: Land to the north of Barton Road</u> | |
| Previous Ref: EOI199 | SHLAA Ref: AS455 |
| Description | The site is located adjacent to the western settlement boundary. It is bordered by a mature hedgerow and can be described as open agricultural. |
| Suggested proposal | <p>The proposal is for an employment allocation, the forthcoming Employment Land Review will inform this allocation.</p> <p>Access should be provided off Barton Road</p> <p>A mature hedgerow on Barton Road borders the site and this should be retained.</p> |

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| Justification for proposal | <p>The Policy 11 of the Core Strategy identifies the need to support additional employment provision to meet local needs.</p> <p>The Borough Council will be undertaking a review of the Employment Land and Premises Study (2004). This Study will look into local need, if it is identified within the assessment that there is a requirement to provide additional employment within Barlestone (or surrounding area) this site is proposed to be taken forward to submission to fulfil any identified need.</p> <p>The employment site occupied by Statham Potatoes, South of Newbold Road has been granted planning permission for residential development. This site was recommended within the Employment Land and Premises Study to be reclassified from a C to a B Site. This indicates that there is a need to provide employment provision within Barlestone to compensate for this loss.</p> <p>The site is close to local amenities including: Bus Stop – within 400 metres Primary School – within 400 metres Local Centre – within 800 metres Post Office – within 800 metres Open Space – within 400 metres</p> |
| <u>BARL11: Land to the North of Barton Road (b)</u> | |
| Previous Ref: EOI199 | SHLAA Ref: AS455 |
| Description: | The site is located adjacent to the western settlement boundary. It is bordered by a mature hedgerow and an additional preferred options site (ref BARL10); this area can be described as open agricultural. |
| Suggested proposal: | Allocate for use as a cemetery. |
| Justification for the proposal | <p>Policy 11 of the Core Strategy advocates the safeguarding of land for a cemetery for future provision; the allocation will achieve this aim.</p> <p>Information set out in the Councils Facilities Audit and work with parish councils have identified where shortfalls in burial ground exist. Necessary provision must be made for making good shortfalls through land allocation processes.</p> |
| <u>BARL12: Land at Barlestone Cemetery</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Accessed directly from Barton Road, this area provides the location and setting of Barlestone cemetery. |
| Suggested proposal: | Allocate as a cemetery. |

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| Justification for the proposal | As an existing cemetery within Barlestone the protection of this site through its allocation is necessary to ensure that its current use is maintained. | |
| <u>BARL13: Land at St Giles Church</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Located in the eastern corner of the settlement, this site provides the location and setting of St Giles Church. | |
| Suggested proposal: | Allocate as an Area of Special Character. | |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> | |
| <u>BARL14: Land to the South of Barton Road</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | This is located south of Barton Road in the centre of the settlement. | |
| Suggested proposal: | Allocate as an Area of Special Character. | |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> | |
| <u>BARL15: Barlestone Settlement Boundary</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | The settlement boundary of Barlestone. | |
| Suggested proposal: | To revise the settlement development boundary of Barlestone taking into consideration any additional sites which have been proposed adjacent to the current designation. | |

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| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Barlestone it is necessary to amend the current settlement boundary to reflect this growth. | |
| <u>BARL16: Land adjacent to Garlands Lane</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Located north of Garlands Lane, this is an existing gypsy and traveller site with planning permission for 10 pitches. | |
| Suggested proposal: | Five pitch extension to the existing site | |
| Justification for the proposal | <p>Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.</p> <p>Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. Exploring the potential to extend existing sites was the first stage in this methodology. There has been a historic interest in the extension of this site in order to satisfy need in the area.</p> <p>Extension of this site would be dependent on the provision of appropriate highway access to accommodate the additional vehicular movements, as highlighted within policy 18 of the Hinckley and Bosworth Submission Draft Core Strategy.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within a number of the Borough's key rural centres.</p> | |
| <u>BARL17: Barlestone Church of England Primary School & Community Centre</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Located to the south of Barton Road, this is the existing site for Barlestone Church of England Primary School & Community Centre. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain for school purposes and as an established community facility. | |
| <u>BARL18: Curtis Way</u> | | |
| Previous Ref: n/a | SHLAA Ref: AS638 | |
| Description: | Located towards the western edge of the settlement, this 0.06ha site is currently used for private garages. | |
| Suggested proposal: | <p>Allocate residential development for a minimum of 1 dwelling.</p> <p>Would be accessible directly from Curtis Way and is within 400m of open space, public transport and primary school.</p> | |

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| <p>Justification for the proposal</p> | <p>The Core Strategy advocates the allocation of a minimum of 40 residential dwellings within Barlestone, of which this site could provide a minimum of 1.</p> <p>This site is on brownfield land and will enable the re-use of previously developed land. This reflects Policy 3 of draft East Midlands Regional Plan, which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Barlestone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| <p align="center"><u>BAG19ALT: See alternative option in appendix 6</u></p> | |

Barton in the Beans: Preferred Sites

| | | |
|-------|---|---------------------------|
| BRT01 | Barton Fabis Baptist Chapel | Area of Special Character |
| BRT02 | Barton in the Beans Settlement Boundary | Settlement boundary |

| <u>BRT01: Barton Fabis Baptist Chapel</u> | |
|--|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Barton Fabis Baptist Chapel off Main Street. |
| Suggested proposal: | Allocate as an Area of Special Character |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>BRT02: Barton in the Beans Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Barton in the Beans. |
| Suggested proposal: | Designation of the settlement boundary for Barton in the Beans. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate a settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Barwell Preferred Options

| | | | |
|--------|---------|---|--|
| BARW01 | Barwell | Land on Hazel Way, Barwell | Residential |
| BARW02 | Barwell | Land east of 16 Elwell Avenue, Barwell | Residential |
| BARW03 | Barwell | Land at 22 Elwell Avenue, Barwell | Residential |
| BARW04 | Barwell | Garages at Red Hall Road, Barwell | Residential |
| BARW05 | Barwell | Land west of Newlands Road, Barwell | Residential |
| BARW06 | Barwell | 100 Kirkby Road, Barwell | Residential |
| BARW07 | Barwell | Mill Street Industrial Estate, Barwell | Identified Employment |
| BARW08 | Barwell | Works, South of Stapleton Lane, Barwell | Identified Employment |
| BARW09 | Barwell | Works Off Hill Street, Barwell | Identified Employment |
| BARW10 | Barwell | Barwell Business Centre | Identified Employment |
| BARW11 | Barwell | Factory, South of Dawsons Lane | Identified Employment |
| BARW12 | Barwell | Howards Close | Open Space |
| BARW13 | Barwell | Masefield Close | Open Space |
| BARW14 | Barwell | The Common | Open Space |
| BARW15 | Barwell | Barwell Park | Open Space |
| BARW16 | Barwell | Boston Way | Open Space |
| BARW17 | Barwell | Willow Tree Close | Open Space |
| BARW18 | Barwell | Kirkby Road | Open Space |
| BARW19 | Barwell | Waterfall Way | Open Space |
| BARW20 | Barwell | High Street/Chapel Street/Stapleton Lane/Belle Vue Road/Moore Road, | Local Centres |
| BARW21 | Barwell | Dawsons Lane | Existing allotments |
| BARW22 | Barwell | Kirkby Road | Existing allotments |
| BARW23 | Barwell | Land at Church Lane | Area of Special Character and open space |
| BARW24 | Barwell | Land at the Cemetery, Kirkby Road | Area of Special Character and open space |
| BARW25 | Barwell | Barwell Settlement Boundary | Settlement boundary |
| BARW26 | Barwell | Land adjacent to Carousel Park | Show Persons Accommodation |
| BARW27 | Barwell | Barwell Church of England School | Community Facility |
| BARW28 | Barwell | Barwell Newlands Primary School | Community Facility |
| BARW29 | Barwell | Boston Way Lower Field | Open Space |

| <u>BARW01: Land on Hazel Way</u> | |
|---|--|
| Previous Ref: UBA01 | SHLAA Ref: AS077 |
| Description: | <p>Large factory and workshop complex within residential area at Stapleton Lane. Houses back onto the site on two sides. Main rectangular area to the north and east has large works building, housing workshops and distribution and a large open area for lorry trailer storage and repair. On the west of the site, lies a narrow car repair garage along Hazel Way fronts onto Stapleton Lane. To the south east of the site, factory unit and electric sub station fronting Stapleton Lane.</p> |
| Suggested proposal: | <p>This site proposal should provide a minimum of 36 residential units.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Barwell, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access can be provided from Stapleton Lane.</p> <p>The site falls within the Barwell Neighbourhood Park buffer zone. The park is identified as having a poor quality score of 43.3. As a result it reduces the capacity to meet local needs; any development should seek to improve the quality of this space to increase its capacity in negotiation with the Council and in accordance with Policy 19 of the Core Strategy.</p> |
| Justification for the proposal | <p>This site is on brownfield land and will enable the re-use of previously developed land. This reflects Policy 3 of draft East Midlands Regional Plan, which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified within the Urban Potential Study as a suitable site for residential development. Subsequently, the site was assessed through the SHLAA and found to be non-developable; this was based on the generic assumption that the site was not put forward by the landowner. Although the site was identified as non-developable the positive benefits of identifying this site for allocation outweigh the issue that the landowner did not put forward the site.</p> <p>In its current use, this site does not relate well to the surrounding area. It is therefore considered that residential development on this site could positively enhance the appearance of the area.</p> <p>The Core Strategy identifies that a minimum of 45 dwellings must be provided within the Barwell settlement boundary. A minimum of 37 dwellings should be provided on this identified Urban Housing Potential site.</p> <p>The site is close to local amenities including: Bus Stop – within 400 metres Primary School – within 800 metres</p> |

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| | Local Centre – within 400 metres Post Office – within 400 metres Open Space – within 400 metres |
| <u>BAR02 – BAR06: Identified Small Sites</u> | |
| Previous Ref: EOI 473, 551, 480, 490 & 625/RLAS 03/00088 | SHLAA Ref: AS635, AS613, AS642, AS652 & AS096 |
| Description: | A number of small sites have been identified through the Strategic Housing Land Availability Assessment. These sites are identified on Barwell and Earl Shilton Preferred Options Map. |
| Suggested proposal: | The following small sites have been identified for allocation: Land east of 16 Elwell Avenue – 1 dwelling (BARW02) Land at 22 Elwell Avenue – 1 dwelling (BARW03) Garages at Red Hall Road – 2 dwellings (BARW04) Land west of Newlands Road – 3 dwellings (BARW05) 100 Kirkby Road – 1 dwelling (BARW06) |
| Justification for the proposal | With the exception of 16 Elwell Avenue the sites are located on brownfield land and will enable the re-use of vacant previously developed land. This reflects policy 3 of the draft East Midlands Regional Plan, which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land. The Core Strategy identifies that a minimum of 45 dwellings must be provided within the Barwell settlement boundary. The sites identified can provide a minimum of 8 dwellings to meet this target. Each of the sites were identified as deliverable and developable within the Strategic Housing Land Availability Assessment and are close to local services and amenities. |
| <u>BARW07: Mill Street Industrial Estate</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | This site is located to the east of Barwell and contains a number of employment units. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | The retention of this site will ensure employment provision is available within Barwell. The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Barwell to ensure there is a range of employment opportunities available. The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use. |

| <u>BARW08: Works, South of Stapleton Lane</u> | |
|--|--|
| Previous Ref: EOI 428, EL13 | |
| SHLAA Ref: AS076 | |
| Description: | The site is a depot south of Stapleton Lane and is surrounded mainly by residential and agricultural. It is located on the edge of the settlement. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Barwell.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Barwell to ensure there is a range of employment opportunities available.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BARW09: Works off Hill Street</u> | |
| Previous Ref: EL61 | |
| SHLAA Ref: AS081 | |
| Description: | The character of the surrounding area is a mix of new and established housing and areas of employment. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Barwell.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Barwell to ensure there is a range of employment opportunities available.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BARW10: Workshops, Barwell Business Centre</u> | |
| Previous Ref: EL15, EOI16, EOI389, EOI283, EOI091 | |
| SHLAA Ref: AS086, AS087, AS88, AS89, AS90, AS91 | |
| Description: | The character of the area is largely dominated by employment uses with pockets of residential. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |

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| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Barwell.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Barwell to ensure there is a range of employment opportunities available.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BARW11: Factory, South of Dawsons Lane</u> | |
| Previous Ref: EOI590, EL62 | SHLAA Ref: AS083 |
| Description: | The character of the surrounding area is a mix of new and established housing and areas of employment. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Barwell.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Barwell to ensure there is a range of employment opportunities available.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BARW12-BARW19 & BARW29: Open space and amenity areas</u> | |
| Previous Ref: Eol366, Eol363x | SHLAA Ref: AS63, AS71 |
| Description: | A number of open space and amenity areas have been identified for allocation |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> • Howards Close (BARW12) • Masefield Close (BARW13) • The Common (BARW14) • Barwell Park (BARW15) • Boston Way (BARW16) • Willow Tree Close (BARW17) • Kirkby Road (BARW18) • Waterfall Way (BARW19) • Boston Way (Lower Field) (BARW29) <p>The quality of these areas should meet the requirements set out in Policy 19 of the Core Strategy and be in conformance with the provision requirements of the Council's Green Space Strategy.</p> |

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| Justification for the proposal | <p>Policy 3 of the Core Strategy states that existing deficiencies in the quality of green space and play provision in Barwell must be addressed in line with the findings of the Green Space Strategy and the Play Strategy.</p> <p>The Open space Quantity and Accessibility Audit (2005) identified that Barwell has poor quality provision of open space and it is therefore not meeting the needs of local residents and creating unnecessary shortfall. The capacity of the poorly performing existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their improvement and protection.</p> |
| <u>BAR20: High Street/Chapel Street/Stapleton Lane/Belle Vue Road/Moore Road, Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | This area provides a variety of both essential and non-essential amenities, services and retail provision for the residents of Barwell. |
| Suggested proposal: | Allocate as a local centre |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus of investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BARW21: Dawsons Lane Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Dawsons Lane allotments are located to the east of the settlement. It is a private site 40 allotment plots. |
| Suggested proposal: | Allocate for retained allotment use. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. Although the Allotment Audit (November 2008) found that there were no people on the waiting list for this site it is considered that there is a need within Barwell to retain provision of allotments and provide an opportunity for meeting future needs.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |

| <u>BARW22: Land at Kirkby Road</u> | |
|---|---|
| Previous Ref: | SHLAA Ref: |
| Description: | Kirkby Road allotments are located to the north of the settlement. It is a private site consisting 39 allotment plots. |
| Suggested proposal: | Allocate for retained allotment use |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The Allotment Audit (November 2008) found that there were 6 people on the waiting list for this site and therefore there is evidence that there is a need within Barwell to retain provision of allotments.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>BARW23: Land at Church Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | South of Church Lane, provides the location and setting of St. Mary's Parish Church |
| Suggested proposal: | Allocate as an Area of Special Character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>BARW24: Land at the Cemetery, Kirkby Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | West of Kirkby Road, this area is the location and setting of Barwell cemetery. |
| Suggested proposal: | Allocate as an Area of Special Character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site</p> |

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| | allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements. |
| <u>BARW25: Barwell Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Barwell. |
| Suggested proposal: | To revise the settlement boundary of Barwell taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Barwell it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>BARW26: Land adjacent to Carousel Park</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Land to the south-east of Carousel Park |
| Suggested proposal: | Allocated land adjacent to Carousel Park for a three plot extension to the existing site. |
| Justification for the proposal | <p>Carousel Park is a successful existing travelling showpersons' site. The site currently is currently comprised of six plots for use by travelling showpeople. It is considered that a three plot extension could be sympathetically assimilated into the surrounding area.</p> <p>This site is in accordance with Planning Circular 04/07: Planning for Travelling Showpeople as existing local community facilities, infrastructure and facilities are accessible at this location.</p> |
| <u>BARW27: Barwell Church of England School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the east of High Street, this is the existing site for Barwell Church of England Primary School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>BARW28: Barwell Newlands Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | Located north of Moore Road, this is the existing site for Barwell Newlands Primary School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Other Allocations impacting on Barwell

A Sustainable Urban Extension has been identified to the west of Barwell within the Core Strategy (Policy 3). An Area Action Plan is to be produced to determine the requirements of future development and identify the precise site boundary.

Botcheston: Preferred Sites

| Ref: | Location: | Use: |
|-------------|----------------------|---------------------|
| BOT01 | Botcheston Play Area | Open Space |
| BOT02 | Settlement Boundary | Settlement Boundary |

| <u>BOT01: Botcheston Play Area</u> | |
|---|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Botcheston Playing Fields, Main Street/Markfield Lane |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>To protect and retain the playing field at the corner of Main Street and Markfield Lane by designating the area as open space.</p> <p>Botcheston playing fields is included in the 2007 Green Space Strategy Update and possesses a low quality scoring of 44.4%. The allocation of this site can help safeguard it as a valued recreational space and offer an opportunity for enhancement in the future.</p> <p>The provision of accessible open space for all residents across the borough is key to the strategic objectives of the LDF and is supported by Policy 19 of the Core Strategy.</p> |
| <u>BOT02: Botcheston Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Botcheston Settlement Boundary |
| Suggested proposal: | Allocate settlement boundary of Botcheston |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Bradgate Hill Preferred Sites

| Ref: | Location: | Use: |
|-------------|---------------------|---------------------|
| BRD01 | Settlement Boundary | Settlement Boundary |

| <u>BRD01: Bradgate Hill Settlement Boundary</u> | |
|--|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Settlement boundary for Bradgate Hill |
| Suggested proposal: | Allocation of the development/settlement boundary for the village of Bradgate hill. |
| Justification for the proposal: | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Burbage Preferred Options

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|-------|---------|--|-----------------------|
| BUR01 | Burbage | Land between A5 and Rugby Road, Burbage | Mixed-Use |
| BUR02 | Burbage | Sketchley Meadows Industrial Estate, Burbage | Identified Employment |
| BUR03 | Burbage | Logix Park | Existing Employment |
| BUR04 | Burbage | Hinckley Business Centre, London Road, Burbage | Identified Employment |
| BUR05 | Burbage | Sapcote Road Industrial Estate, Burbage | Identified Employment |
| BUR06 | Burbage | Works, West of Britannia Road, Burbage | Identified Employment |
| BUR07 | Burbage | Hinckley Road Recreation Ground | Open Space |
| BUR08 | Burbage | Rugby/Bridge Road | Open Space |
| BUR09 | Burbage | Colts Close | Open Space |
| BUR10 | Burbage | Britannia Road Recreation Ground | Open Space |
| BUR11 | Burbage | Featherstone Drive | Open Space |
| BUR12 | Burbage | Rugby Road/Canberra Way | Open Space |
| BUR13 | Burbage | Rear of Woodland Avenue | Open Space |
| BUR14 | Burbage | Farm Road | Open Space |
| BUR15 | Burbage | Far Lash | Open Space |
| BUR16 | Burbage | Windsor Street | Local Centres |
| BUR17 | Burbage | Church Street | Local Centres |
| BUR18 | Burbage | Boyslade/Tilton Road | Local Centres |
| BUR19 | Burbage | Atkins Way | Local Centres |
| BUR20 | Burbage | Brookside | Local Centres |
| BUR21 | Burbage | Woodland Avenue | Existing allotments |
| BUR22 | Burbage | GP Surgery | Community Facility |
| BUR23 | Burbage | Burbage Common & Woods | Green Corridor |
| BUR24 | Burbage | Land to the rear of Brookside | Green Corridor |
| BUR25 | Burbage | Burbage Settlement Boundary | Settlement boundary |
| BUR26 | Burbage | Hastings High School | Community Facility |
| BUR27 | Burbage | Burbage Junior School | Community Facility |
| BUR28 | Burbage | Burbage Church of England Infant School | Community Facility |
| BUR29 | Burbage | Sketchley Hill Primary School | Community Facility |
| BUR30 | Burbage | Land rear of 99-107 Lutterworth Road | Residential |
| BUR31 | Burbage | 32 Lychgate Lane | Residential |
| BUR32 | Burbage | Land off Woodbank | Residential |
| BUR33 | Burbage | 29 Britannia Road | Residential |
| BUR34 | Burbage | See Alternative Options in Appendix 6 | |
| BUR35 | Burbage | Workhouse Lane Allotments | Allotments Existing |

| BUR01: Land between A5 and Rugby Road | |
|--|--|
| Previous Ref: EOI 265 & 72 | SHLAA Ref: AS103 |
| Description: | <p>This site is located to the south of the Leicester-Nuneaton railway line. It is located to the north of Burbage and is surrounded by employment, residential and sewage works.</p> |
| Suggested proposal: | <p>The proposal is for a mixed use development.</p> <p>The proposal should provide a minimum of 236 dwellings. Any development should reflect the type and mix of housing that will meet the needs of people living and working in Burbage and accords with the latest Housing Market Assessment and local housing needs survey.</p> <p>As part of the mixed-use development the scheme should provide 10 hectares of Storage and Distribution (B8 Use Class) and 4 hectares of general industrial (B2 Use Class) employment. In addition, the equivalent amount and type of employment that is currently located to the west of Rugby Road and the rear of Johnsons Factory (10.5 hectares) should be retained as part of a comprehensive mixed-use scheme.</p> <p>Two access points will provide access to the site. One entrance point should be obtained off Rugby Road and one off the existing Logix Park Service Road. There should be no vehicular through road between these two access points to minimise the impact onto Rugby Road. A network of Cycle and Pedestrian routes should be provided across the site connecting the employment land to other uses.</p> <p>Sketchley Brook Corridor should be protected and enhanced to increase not only the biodiversity of the corridor, but also the attractiveness and value of the route to the communities which it serves. This approach will form part of an integral part of a wider access and green space project and will improve access to Ashby Canal.</p> <p>Careful consideration should be given to the biodiversity of the area. There are currently two fishing lakes to the south-east; further investigation should take place as to whether these lakes should be retained. If it is not appropriate to retain the lakes alternative provision must be made on the site to ensure the retention of the biodiversity.</p> <p>There could also be a small retail element to the scheme.</p> <p>The area to the east of Rugby Road should be sensitively developed to ensure a positive gateway development. The impact that any development may have on Rugby Road/Bridge Road (BUR08) open space should be sensitively considered to ensure there is limited impact on existing open space.</p> <p>There is a shortfall of open space to the west of Rugby Road and therefore a Local Equipped Area of Play should be provided as part of the scheme alongside open space provision that meets the needs of the wider community.</p> |

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| | <p>Improvements should be made to Rugby Road to improve vehicular/pedestrian/cycle movement; alongside this improvements should be to the local environment (e.g. tree planting).</p> <p><i>Please note: An alternative option for a sporting facility has also been considered on this site. For further details please see NSP20ALT.</i></p> |
| Justification for the proposal | <p>The Preferred Options are based on maximising the use of previously developed land. The majority of the housing allocation set out in the Core Strategy for Burbage can be met within this preferred option. The site is a combination of greenfield and brownfield land. It forms a natural infill between Logix Park and Brookfield Road employment area and future development would not have a significant impact on the surrounding area.</p> <p>The employment sites to be retained are based on the findings of the Hinckley and Bosworth Employment Land Study. The Study states that the eastern part of the site should be retained as 100% employment use. The Core Strategy states that the equivalent amount and type of employment should be retained as part of a comprehensive mixed-use scheme.</p> <p>The Green Space Strategy: Audit of provision (2007 Update) highlights that the area to the west of Rugby Road is not within a Local Equipped Area of Play (LEAP) or Neighbourhood Equipped Area of Play (NEAP). As a result it is necessary to ensure that open space is provided within this area.</p> <p>The Green Infrastructure Study identifies Sketchley Brook as a key green corridor and this is reflected in the proposal and within Policy 4 of the Core Strategy. The Green Infrastructure Study also highlights the need to link up to Ashby Canal.</p> |
| <u>BUR02: Sketchley Meadows Industrial Estate, Burbage</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | An established industrial estate and modern distribution centre located to the west of Burbage with access onto the A5. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is made available within Burbage.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Burbage to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |

| <u>BUR03: Logix Park</u> | |
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| Previous Ref: EOI72 | |
| SHLAA Ref: AS106 | |
| Description: | Logix Park is a modern distribution centre located to the west of Burbage with access onto the A5. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is made available within Burbage.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Burbage to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BUR04: Hinckley Business Centre, London Road</u> | |
| Previous Ref: EL18 | |
| SHLAA Ref: AS151 | |
| Description: | This is a converted business complex on the edge of Hinckley. It is bounded by the railway line to the north. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is made available within Burbage.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Burbage to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BUR05: Sapcote Road Industrial Estate</u> | |
| Previous Ref: EL19 | |
| SHLAA Ref: AS169 | |
| Description: | This small industrial estate is located on a busy thoroughfare. It is an established site with a number of units. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is made available within Burbage.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Burbage to ensure there is a range of employment opportunities.</p> |

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| | The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use. |
| <u>BUR06: Works, West of Britannia Road</u> | |
| Previous Ref: EL63 | SHLAA Ref: AS158 |
| Description: | This employment site is located to the south of Burbage it comprises of a number of older industrial units that give distinct character to this area. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is made available within Burbage.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Burbage to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>BUR07 – BUR15 Burbage: Open space and amenity areas</u> | |
| Original Ref: | N/a |
| Description: | <p>There are 9 identified open spaces within Burbage including:</p> <ul style="list-style-type: none"> • Hinckley Road Recreation Ground (BUR07) • Rugby/Bridge Road (BUR08) • Colts Close (BUR09) • Britannia Road Recreation Ground (BUR10) • Featherstone Drive (BUR11) • Rugby Road/Canberra Way (BUR12) • Rear of Woodland Avenue (BUR13) • Farm Road (BUR14) • Far Lash (BUR15) |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <p>BUR07 - Hinckley Road Recreation Ground BUR08 - Rugby/Bridge Road BUR09 - Colts Close BUR10 - Britannia Road Recreation Ground BUR11 - Featherstone Drive BUR12 - Rugby Road/Canberra Way BUR13 - Rear of Woodland Avenue BUR14 - Farm Road BUR15 - Far Lash</p> <p>The quality of these areas should meet the requirements set out in Policy 19 of the Core Strategy and be in conformance with the Council's Green Space Strategy.</p> |

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| Justification for the proposal | <p>The Open Space Quantity and Accessibility Audit (2005) identified that Burbage requires improvement to the quality of play, outdoor sport, amenity green space, and natural green space.</p> <p>The open spaces received the following quality scores within the Green Space Strategy Audit of Provision (Update 2007):</p> <p>Hinckley Road Recreation Ground - 44.8% Rugby/Bridge Road - 29.6% Colts Close - 48.15% Britannia Road Recreation Ground - 37.5% Featherstone Drive - 56.7% Rugby Road/Canberra Way - 22% Rear of Woodland Avenue - 40.7% Farm Road - 41.3% Far Lash - 46%</p> <p>As a result the needs of local residents are not being met. The capacity of these existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their improvement and protection.</p> <p>Policy 4 of the Core Strategy requires that existing deficiencies in the quality, quantity and accessibility of green space and play provision are addressed.</p> |
| <u>BUR16: Windsor Street Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Windsor Street Local Centre is located within the older part of Burbage. It is a linear local centre with a range of services. It contains 20 units including: shops; take away restaurants; hairdressers; and public house. |
| Suggested proposal: | Allocate as a local service centre within Burbage. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BUR17: Church Street Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Church Street Local Centre is located within the older part of Burbage. It is a linear local centre with a range of services. It contains 14 units including: convenience store, shops; take away restaurants; estate agents; and public house. |

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| Suggested proposal: | Allocate as a local service centre within Burbage. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BUR18: Boyslade/Tilton Road Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Boyslade/Tilton Road Local Centre is located fairly central within Burbage. It contains 6 units including: convenience store; pharmacy; and drinking establishment. |
| Suggested proposal: | Allocate as a local service centre within Burbage. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BUR19: Atkins Way Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Atkins Way Local Centre contains 6 units including: shops; take away restaurant; and drinking establishment. |
| Suggested proposal: | Allocate as a local service centre within Burbage. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC</p> |

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| | policies have been proposed to ensure these local centres are retained and enhancement is encouraged. |
| <u>BUR20: Brookside</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Brookside Local Centre contains 6 units including: shops; and take away restaurants. |
| Suggested proposal: | Allocate as a local service centre within Burbage. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>BUR21: Woodland Avenue Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Woodland Avenue Allotments is located to the east of the settlement it is a public site with 50 allotment plots. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The Allotment Audit (November 2008) found that there were 38 people on the waiting list for this site and therefore there is evidence that there is a need within Burbage to retain provision of allotments. |
| <u>BUR22: GP Surgery</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The surgery is located off Tilton Road and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | <p>As an existing and utilised GP Surgery it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility.</p> <p>The Draft Submission Core Strategy states that land should be safeguarded to develop/extend the GP Surgery premises for the existing primary care providers in Burbage to be delivered by the PCT and through developer contributions and for this</p> |

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| | reason the site has been safeguarded. |
| <u>BUR23: Burbage Common & Woods</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Burbage Common and Woods is an important site within the Borough in terms of functional value and environmental status to local communities. |
| Suggested proposal: | <p>Allocate as a Green Corridor.</p> <p>Improve accessibility within and around the Common and woods. In particular, cycling, pedestrians and horse riding.</p> <p>Preserve and enhance biodiversity holding capacity.</p> <p>To avoid the loss of function as either recreational or environmental use; zoning or controlling access to certain areas should be investigated.</p> |
| Justification for the proposal | <p>The Green Infrastructure Study (2008) identifies Burbage Common and Woods as a Green Corridor. It notes the importance of the site in terms of functional value to the local communities.</p> <p>Policy 20 of the Core Strategy identifies Burbage Common and Woods as an area that requires strategic intervention. This proposal is therefore in conformity with the Core Strategy.</p> |
| <u>BUR24: Land to the rear of Brookside</u> | |
| Previous Ref: EOI 024, 065,162, 163, 202, 205, 233, 499, 205, 233, 499, UBUR01 & UBUR02 | SHLAA Ref: AS149 & AS150 |
| Description: | The majority of the site currently consists of under-utilised allotments and a network of footpaths. There is an important route through the site that provides a pedestrian link between Hinckley and Burbage. The western section of the site is an underutilised garage site that is visually unattractive. |
| Suggested proposal: | <p>The site is allocated as a multi-functional green corridor.</p> <p>As part of this allocation the following should be incorporated into the site:</p> <ul style="list-style-type: none"> • Reintroduction of the abandoned allotments to meet local need; • The creation of additional open space along its length and the retention of some of the wildlife rich overgrown areas; • Improve existing pedestrian links between Burbage and Hinckley; • Provide positive links to Sketchley Brook Corridor and Burbage Common; and • Provide cycle paths through the site to encourage sustainable transport between Burbage and Hinckley. <p>Any site intervention(s) must be sensitive to the existing social and biodiversity value of the area.</p> |

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| Justification for the proposal | <p>The Green Infrastructure Study supports this site as a key corridor to support access to green and open spaces. It notes that the site is located within an area that is home to a high percentage of people that could be considered at risk from the negative effects of the 'heat island' effect. The site also has a contribution to make in reducing urban run-off and a potential to enhance biodiversity and recreational provision.</p> <p>The Open Space Quantity and Accessibility Audit (2005) identified that Burbage requires improvement to the quality of play, outdoor sport, amenity green space, and natural green space. As a result the needs of local residents are not being met. The identification of this green corridor will improve the open space offering within Burbage and will also serve residents to the north of the site.</p> <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The audit of allotments within Burbage took place on 7 April 2008 and found that there were 43 people on the waiting list and therefore there is evidence that there is a need within Burbage to provide allotments.</p> |
| <u>BUR25: Burbage Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Burbage. |
| Suggested proposal: | To revise the settlement boundary for Burbage, bringing into account any sites proposed for future development. |
| Justification for the proposal | In order to acknowledge future development proposals for the settlement it is necessary to revise the settlement boundary. The settlement boundary for Burbage has been amended from the existing Local Plan boundary to incorporate BUR01, BUR02 and BUR03. BUR01 is a new mixed use allocation. BUR02 and BUR03 are existing built employment sites and have been incorporated into the Burbage Settlement designation. |
| <u>BUR26: Hastings High School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Saint Catherines Close and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>BUR27: Burbage Junior School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Grove Road and provides a key |

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| | service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>BUR28: Burbage Church of England Infant School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Grove Road and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>BUR29: Sketchley Hill Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Sketchley Hill and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>BUR30: Land to the rear of 99-107 Lutterworth Road</u> | |
| Previous Ref: EOI224 | SHLAA Ref: AS163 |
| Description: | The site is 0.12 hectares (ha) and is currently used as garages. |
| Suggested proposal: | Allocate 0.12ha for residential development for a minimum of 4 dwellings. Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Burbage, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. |
| Justification for the proposal | The Core Strategy identifies a minimum allocation of 295 new dwellings in Burbage. A minimum of 4 dwellings should be provided within this site to contribute towards the housing figures. The site is on brownfield land within the existing settlement boundary. This proposal is in conformity with Policy 4 of the Core Strategy and Policy 3 of draft East Midlands Regional Plan, which advocate that assessing the suitability of sites for development priority should be given to making best use of previously developed land. |

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| | The site was identified as deliverable and developable within the Strategic Housing Land Availability Assessment and is located close to local services and amenities. |
| <u>BUR31: 32 Lychgate Lane</u> | |
| Previous Ref: EOI219 | SHLAA Ref: AS167 |
| Description: | The site is 0.06ha and is currently used as residential. |
| Suggested proposal: | <p>Allocate 0.06ha for residential development for a minimum of 2 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Burbage, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 295 new dwellings in Burbage A minimum of 2 dwellings should be located within this site to contribute towards the housing figures. The site is on brownfield land within the existing settlement boundary.</p> <p>This proposal is in conformity with Policy 4 of the Core Strategy and Policy 3 of the draft East Midlands Regional Plan, which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified as deliverable and developable within the Strategic Housing Land Availability Assessment and was close to local services and amenities.</p> |
| <u>BUR32: Land off Woodbank</u> | |
| Previous Ref: EOI481 | SHLAA Ref: AS643 |
| Description: | The site is 0.18 hectares (ha) and is currently used as parking and has a number of small garages on site. |
| Suggested proposal: | <p>Allocate 0.18ha for residential development for a minimum of 7 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Burbage, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| Justification for the proposal | The Core Strategy identifies a minimum allocation of 295 new dwellings in Burbage A minimum of 7 dwellings should be located within this site to contribute towards the housing figures. The site is on brownfield land within the existing settlement boundary. |

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| | <p>This proposal is in conformity with Policy 4 of the Core Strategy and Policy 3 of the draft East Midlands Regional Plan (Proposed Changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified as deliverable and developable within the Strategic Housing Land Availability Assessment and is located close to local services and amenities.</p> |
| <u>BUR33: 29 Britannia Road</u> | |
| Previous Ref: EOI294 | SHLAA Ref: AS160 |
| Description: | The site is 0.1 hectares (ha) and is currently used as residential. |
| Suggested proposal: | <p>Allocate 0.1ha for residential development for a minimum of 3 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Burbage, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 295 new dwellings in Burbage. A minimum of 3 dwellings should be located within this site to contribute towards the housing figures. The site is on brownfield land within the existing settlement boundary.</p> <p>This proposal is in conformity with Policy 4 of the Core Strategy and Policy 3 of the draft East Midlands Regional Plan, which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified as deliverable and developable within the Strategic Housing Land Availability Assessment and is located close to local services and amenities.</p> |
| <u>BUR34ALT: See alternative option in appendix 6</u> | |
| <u>BUR35: Workhouse Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on Workhouse Lane, this site is currently used for private allotments. |
| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |

Cadeby: Preferred Options

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| CAD01 | Settlement Boundary | Settlement boundary |
| CAD02 | Stables, Bosworth Road | Gypsy and Traveller Site (Residential) |

| <u>CAD01: Cadeby Settlement Boundary</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Cadeby |
| Suggested proposal: | Allocate of the settlement boundary for the village of Cadeby. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

| <u>CAD02: Gypsy & Travellers Site</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>Site at Stables, Bosworth Road. Cadeby Parish.</p> <p>This site is situated away from the settlement boundary to the east of Cadeby and adjacent to the Bosworth Road. The site is currently occupied by a gypsy family who have a personal planning permission for the use of the site.</p> |
| Suggested proposal: | Allocation of approximately 0.1ha of the land for 1 pitch for continued use by gypsy and travellers. |
| Justification for the proposal | <p>The site at Cadeby is an existing occupied site which has secured a personal planning permission which is attached to the current family on the site. However, this permission would expire should this family vacate the site and in order to secure the site in perpetuity it is suggested that allocation would protect this for one pitch.</p> <p>As this is an existing site it is considered that there is a current adequate highways access from Bosworth Road.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Market Bosworth.</p> |

Carlton: Preferred Options

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| CAR01 | Carlton | Village Green (1) | Open Space |
| CAR02 | Carlton | Village Green (2) | Open Space |
| CAR03 | Carlton | Carlton Settlement Boundary | Settlement boundary |
| CAR04 | Carlton | Land at St Andrew's Church | Area of Special Character and open space |
| CAR05 | Carlton | Land to the rear of House Farm (Option 1) | Open Space Allocation |
| CAR06 | Carlton | Land to the south of Main Street (Option 2) | Open Space Allocation |

| <u>CAR01: Village Green East (1), Main Street</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on Main Street, Carlton, East of Old School Cottage and abuts the current settlement boundary. Is an established village green within the settlement. |
| Suggested proposal: | Allocate as Open Space. |
| Justification for the proposal | <p>The green space strategy identifies the village green as having a quality score of 58.8%, noting it to be an existing resource of green space for Carlton.</p> <p>This land, approximately 0.06ha, has previously played an important role as an area of special character to Carlton and due to the long-term benefit which it has served the settlement, it is proposed that this site be retained so it can further serve the residents as open space and be enhanced where opportunity arises.</p> |
| <u>CAR02: Village Green West (2), Shackerstone Walk</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on Shackerstone Walk, West of Old School Cottage and overlooking Field View. Is an established village green within the settlement. |
| Suggested proposal: | Allocate as Open Space. |
| Justification for the proposal | <p>The green space strategy identifies the village green as having a quality score of 40.5%, noting it to be an existing resource of green space for Carlton.</p> <p>This land, approximately 0.03ha, has previously played an important role as an area of special character to Carlton and due to the long-term benefit which it has served the settlement, It is proposed that this site be retained so it can further serve the residents as open space and be enhanced where opportunity arises.</p> |
| <u>CAR03: Carlton Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Settlement boundary for Carlton |
| Suggested proposal: | Allocate settlement/development boundary for Carlton. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement |

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| | boundary. It is not anticipated that this will require any amendment of the boundary that is adopted in the current local plan. |
| <u>CAR04: Land at St Andrews Church</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the South of Main Street and abutting the settlement boundary, opposite Manor House Farm. |
| Suggested proposal: | Area of Special Character |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>CAR05: Land to the rear of House Farm (Option 1)</u> | |
| Previous Ref: EOI190, 297 & 580 | SHLAA Ref: AS182 |
| Description: | Located north of Main Street, this land is currently considered agricultural/pasture land. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>The Council's Quantity and Accessibility Audit notes the importance of identifying new green spaces for the settlement of Carlton, this allocation would seek to secure this.</p> <p>This site should be considered as an option in line with CAR06 as it will not be necessary to allocate both CAR05 and 06 to fulfil the shortfall identified in the Audit.</p> |
| <u>CAR06: Land to the south of Main Street (Option 2)</u> | |
| Previous Ref: EOI341 & 510 | SHLAA Ref: AS178 |
| Description: | Located south of Main Street, this land is currently considered agricultural/pasture land and is located to the western end of the settlement. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>The Council's Quantity and Accessibility Audit notes the importance of identifying new green spaces for the settlement of Carlton, the proposed allocation would seek to secure this.</p> <p>This site should be considered as an option in line with CAR05 as it will not be necessary to allocation both CAR05 and 06 to fulfil the shortfall identified in the Audit.</p> |

Congerstone: Preferred Options

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|-------|-------------|-------------------------------------|-----------------------|
| CON01 | Congerstone | Land at Poplar Terrace, Congerstone | Residential |
| CON02 | Congerstone | Land at Barton Road | Employment Allocation |
| CON03 | Congerstone | Church Field | Open Space |
| CON04 | Congerstone | Congerstone Settlement Boundary | Settlement boundary |
| CON05 | Congerstone | Congerstone Primary School | Community Facility |

| <u>CON01: Land at Dawkins Abattoir, Poplar Terrace</u> | |
|---|---|
| Previous Ref: EOI 036 | |
| SHLAA Ref: AS510 | |
| Description: | This site is located to the north east of Congerstone it is bounded by residential properties and countryside. The land can be described as a paddock which is underutilised. |
| Suggested proposal: | <p>The proposal is for a minimum of 9 new dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Congerstone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>The site lies in a prominent position when entering the village from the north-east therefore it is important that the design and materials of the buildings should be locally distinct to Congerstone and contribute positively to the streetscape.</p> <p>Access is available from Poplar Terrace.</p> <p>The site may have archaeological potential and this must be investigated further to any development taking place.</p> <p>Open space provision is identified as poor quality within Congerstone. A requirement of this development is to contribute to improvement of open spaces within Congerstone to meet local needs. This should be achieved to a quality score of at least 65%.</p> |
| Justification for the proposal | <p>The Core Strategy identifies an allocation of 10 dwellings in Congerstone. This site should provide a minimum of 10 dwellings to satisfy this requirement.</p> <p>The site is close to local amenities within Congerstone including: Bus Stop – within 400 metres Primary School – within 800 metres Open Space – within 400 metres</p> <p>This proposal is in conformity with Policy 12 of the Core Strategy.</p> <p>The site is identified as developable within the Strategic Housing Land Availability Assessment.</p> |
| <u>CON02: Land at Barton Road</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: AS509 | |

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| Description: | Currently the site of Dawkins International Ltd occupies the land which is situated south of Barton Road. The land can be described as brownfield. |
| Suggested proposal: | Allocate as an employment site. |
| Justification for the proposal | In 2004 when the Council's Employment Land and Premises was adopted this site was recommended to retain 25-50% of its total footprint as employment. Since then a permission for residential development on part of the site has been granted. In response to this, this site area is the remaining portion which is recommended to be retained for employment purposes. Furthermore, Policy 12 of the Core Strategy advocates the protection of existing employment sites from the redevelopment for other uses to ensure that a range of employment opportunities are available in Congerstone. |
| <u>CON3: Church Field Open Space</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | There is one identified open space within Congerstone: - Church Field |
| Suggested proposal: | Church Field is allocated as open space. The quality of this area should meet the requirements set out in Policy 19 of the Core Strategy. |
| Justification for the proposal | The Open space Quantity and Accessibility Audit (2005) identified that Congerstone has poor quality provision and therefore was not meeting the needs of residents within Congerstone and neighbouring settlements such as Barton in the Beans and Bilstone. The Green Space Strategy Audit of Provision (update 2007) identified Church Field as having a quality score of 20.4%, Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of Church Field as an open space will therefore aid the quality score being achieved. In turn, the capacity of the existing site will be increased. It is therefore necessary to identify these sites as open space to enable their improvement and protection. |
| <u>CON04: Congerstone Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Settlement boundary for Congerstone. |
| Suggested proposal: | Allocate settlement boundary for Congerstone. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>CON05: Congerstone Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | Located outside of the settlement boundary to the north of the settlement, this site is already an existing and utilised primary school. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Dadlington: Preferred Options

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| DAD01 | Village Green | Open Space |
| DAD02 | Dadlington Settlement Boundary | Settlement boundary |
| DAD03 | Land at St James Church | Area of Special Character |

| <u>DAD01: Village Green, Main Street/The Green</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located in the centre of the settlement and adjacent to St James Church. This site is an existing green space serving the settlement. |
| Suggested proposal: | Allocate as green space/village green. |
| Justification for the proposal | <p>This site is included in the Council's Green Spaces Strategy and has obtained a quality score of 50%. The site is 0.60ha and already serves the community well. However, the Core Strategy advocates that the quality score of all green space sites should be a minimum of 65%.</p> <p>Allocation of this site for continued green space use will therefore aid the quality score being achieved. It is therefore necessary to identify this site as open space to enable its improvement and protection.</p> |
| <u>DAD02: Dadlington Settlement Boundary</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Settlement boundary for Dadlington. |
| Suggested proposal: | Allocate settlement boundary for Dadlington. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>DAD03: Land at St James Church</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The siting of St James Church and immediate grounds, situated at the corner of Main Street and The Green. |
| Suggested proposal: | Allocate St James Church and its immediate grounds as an area of special character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies is proposed to protect</p> |

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| | and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements. |
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Desford Preferred Options

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|---|---------|--|-----------------------|
| DES01 | Desford | Land to the south of Hunts Lane, Desford | Residential |
| DES02 | Desford | The Red Lion, Newbold Road, Desford | Residential |
| DES03 | Desford | Caterpillar, Desford | Identified Employment |
| DES04 | Desford | Ratby Engineering, Peckleton Common Employment Area, Desford | Identified Employment |
| DES05 | Desford | Former Glengate Hospital Site, Leicester Lane, Desford | Identified Employment |
| DES06 | Desford | Bambrook Close | Open Space |
| DES07 | Desford | Pickard Recreation Ground | Open Space |
| DES08 | Desford | Kirkby Road Recreation Ground | Open Space |
| DES09 | Desford | Forest Rise/Drovers Way | Open Space |
| DES10 | Desford | Hunts Lane Allotments | Existing allotments |
| DES11 | Desford | Desford Local Centre | Local Centres |
| DES12 | Desford | Open Space south of Hunts Lane | Open Space Allocation |
| DES13 | Desford | Safeguard Land for Railway Station | Railway Station |
| DES14 | Desford | Desford Settlement Boundary | Settlement boundary |
| DES15 | Desford | Desford Primary School | Community Facility |
| DES16 | Desford | Bosworth Community College | Community Facility |
| DES17 | Desford | Desford Sports Club | Open Space |
| <u>DES18ALT – Alternative Option: See Appendix 6</u> | | | |

| <u>DES01: Land to the South of Hunts Lane</u> | |
|--|---|
| Previous Ref: EOI 039 & 444 | |
| SHLAA Ref: AS209 | |
| Description: | This land is a Greenfield site to the south of Hunts Lane and west of the settlement. It is adjacent to the settlement boundary. |
| Suggested proposal: | <p>This site should provide a minimum of 82 dwellings. Any development should reflect the type and mix of housing that will meet the needs of people living and working in Desford and inline with the latest Housing Market Assessment and local housing needs survey.</p> <p>Accessibility to this site should be off Hunts Lane through a new junction at Manor Road, Hunts Lane and Newbold Road. This can be achieved through a new island that will act as a traffic calming measure into Desford. The impact of the development in relation to accessing the existing allotments on Hunts Lane should be investigated and if necessary access to the allotments should be improved.</p> <p>There is potential to provide access through Cambridge Road to provide better access to the primary school, however, further investigation in regards to the capacity of this road is required.</p> <p>As part of the proposal a public open space will be provided to the south west of the site. Pedestrian and cycle connections will be</p> |

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| | <p>provided from Cambridge Drive and St Martin's Drive. The open space will provide a Locally Equipped Area of Play and support local biodiversity.</p> <p>The development falls within the play area buffer of the Neighbourhood Equipped Area of Play (NEAP); Kirkby Road Playing Field. This NEAP has a quality score of 38.9% (Green Space Strategy, Audit of provision 2007) this development should provide improvements to the park to ensure it attains a minimum quality score of 65%</p> <p>Desford is on the fringe of the National Forest and planting around the border of the development should reflect this.</p> |
| Justification for the proposal | <p>The Core Strategy identifies an allocation of 110 dwellings in Desford. A minimum of 10 dwellings should be located within the Urban Potential site at The Red Lion, Newbold Road. This leaves a requirement to provide a minimum of 100 dwellings elsewhere. This site would lend to a natural extension of Desford</p> <p>The site is close to local amenities including: Bus Stop – within 400 metres Primary School – within 400 metres Local Centre – within 800 metres Post Office – within 800 metres Open Space – within 400 metres</p> <p>This proposal is in conformity with Policy 8 of the Core Strategy.</p> <p>The site is identified as developable within the Strategic Housing Land Availability Assessment.</p> <p>It is reported in the Green Space Strategy, Play Strategy and Green Infrastructure Study that there is a lack of green space provision in Desford. The Core Strategy supports this and states that new green and play space provision should be provided where necessary and meet the requirements set out in Policy 19. This proposal enables the improvement of open space within Desford.</p> <p>The option to provide gypsy and traveller pitches as part of this housing allocation is in line with national guidance contained within ODPM Circular 01/06 and 'Designing Gypsy and Traveller Sites: A Good Practice Guide' (May 2008).</p> |
| <u>DES02 - The Red Lion, Newbold Road</u> | |
| Previous Ref: UDES1 | SHLAA Ref: AS207 |
| Description: | Site comprises the Red Lion public house and associated car park and grounds. |
| Suggested proposal: | <p>The proposal is for a minimum of 10 residential dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Desford, taking into account the latest Housing Market Assessment and local housing needs surveys where they</p> |

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| | <p>exist.</p> <p>Access can be provided from Newbold Road.</p> <p>The site falls within Desford Conservation Area, any development should respect the local townscape and the design and type of materials used should be developed in consultation with the local authority.</p> <p>There are views to open countryside to the north of the sites and any development should seek to minimise its impact on the surrounding landscape.</p> <p>Desford is on the fringe of the National Forest and planting around the border of the development should reflect this.</p> <p>The site is within the locally equipped play area buffer of Pickard Park, which is of poor quality. Development should contribute to improving the quality score of Pickard Park to 65% in line with Core Strategy Policy 19.</p> |
| Justification for the proposal | <p>This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was identified within the Urban Housing Potential Study as a suitable site for residential development. Subsequently the site was assessed through the SHLAA and found to be developable.</p> <p>The site relates well to the existing settlement: Bus Stop – within 400 metres Primary School – within 800 metres Local Centre – within 400 metres Post Office – within 400 metres Open Space – within 400 metres</p> <p>The proposal is in conformity with Policy 8 of the Core Strategy and enables the improvement of open space inline with the Green Space Strategy.</p> |
| <u>DES03: Caterpillar, Desford</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Occupied by Caterpillar, the site is an established employment site located to the south of Desford and north east of Peckleton. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>In line with the economic aspirations and vitality of the Borough, the allocation of the Caterpillar site for continued employment use is considered necessary.</p> <p>Policy 8 of the Core Strategy (2008) notes that allocated employment sites will be protected from redevelopment for other uses to ensure Desford and Peckleton residents have access to</p> |

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| | <p>local employment opportunities.</p> <p>The site currently used by Caterpillar is well served by the A47 and strategic road networks nearby.</p> |
| <u>DES04: Ratby Engineering, Peckleton Common Employment Area</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Site is located south of Peckleton Common, opposite the larger Caterpillar site. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>In line with the economic aspirations and vitality of the Borough, the allocation of the employment area for continued employment use is considered necessary.</p> <p>Policy 8 of the Core Strategy (2008) notes that allocated employment sites will be protected from redevelopment for other uses to ensure Desford and Peckleton residents have access to local employment opportunities.</p> <p>The site is currently utilised and well served by the A47 and strategic road networks nearby.</p> |
| <u>DES05: Former Glengate Hospital, Leicester Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>The site is located off the main stretch of Leicester Lane and directly abuts the border of Hinckley & Bosworth and Blaby District Councils.</p> <p>A fairly secluded site but in current use.</p> |
| Suggested proposal: | Allocate for employment. |
| Justification for the proposal | <p>In line with the economic aspirations and vitality of the Borough, the allocation of the employment area for continued employment use is considered necessary.</p> <p>Policy 8 of the Core Strategy (2008) notes that allocated employment sites will be protected from redevelopment for other uses to ensure Desford and Peckleton residents have access to local employment opportunities.</p> <p>The site is currently utilised and well served by the A47 and strategic road networks nearby.</p> |
| <u>DES06,07,08,09: Desford Open Space and Amenity Areas</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>The following open spaces are identified within Desford:</p> <ul style="list-style-type: none"> ○ Bambrook Close; ○ Pickard Recreation Ground; ○ Kirkby Road Recreation Ground; and ○ Forest Rise/Drovers Way. |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> ○ Bambrook Close (DES06); ○ Pickard Recreation Ground (DES07); |

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| | <ul style="list-style-type: none"> ○ Kirkby Road Recreation Ground (DES08); and ○ Forest Rise/Drovers Way (DES09). |
| Justification for the proposal | <p>The Open Space Quantity and Accessibility Audit (2005) identified that Desford has a poor quality provision of open space which is creating an unnecessary shortfall. The capacity of these existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their improvement and protection.</p> <p>The allocation of these sites are in conformity with Policies 8 and 19 of the Core Strategy.</p> |
| <u>DES10: Hunts Lane Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description | The Allotments are located to the south of Heath Lane to the west of the settlement. |
| Suggested proposal | Allocate for retained allotment use. |
| Justification for proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Desford are well utilised on 7 April 2008 87% of the allotments were in use. This illustrates that there is demand for allotments within Desford and provision should be retained.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> <p>As a Borough, the Council has a 100% occupancy rate of all its allotment sites illustrating the demand for such plots. Given that the Hunts Lane site is the only allotment site in Desford, it is necessary to retain this site for continued public use.</p> |
| <u>DES11: Desford Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>Located where Manor Road, High Street and Main Street meet in central Desford.</p> <p>Comprising of approximately 11 shops and services including Co-Op, Post Office, public house and library, this area provides many of the day-to-day facilities for the residents of Desford.</p> <p>On the main through route of Desford from the A47, much passenger traffic is drawn into this service core.</p> |
| Suggested proposal: | Allocate as Desford Local Centre. |
| Justification for the proposal | PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) |

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| | <p>highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> | | |
| <u>DES12: Open Space, South of Hunts Lane</u> | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Previous Ref: n/a</td> <td style="width: 50%;">SHLAA Ref: n/a</td> </tr> </table> | | Previous Ref: n/a | SHLAA Ref: n/a |
| Previous Ref: n/a | SHLAA Ref: n/a | | |
| Description: | This land is a greenfield site to the south of Hunts Lane and west of the settlement. Located to the south west of the proposed residential option DES01. | | |
| Suggested proposal: | Allocate as open space. | | |
| Justification for the proposal | <p>The Core Strategy advocates that the LDF will address any deficiencies in the quantity, quality and accessibility of green space provision in Desford, whilst addressing any issues set out in the Councils Green Space and Play Strategy and the Cultural Facilities Audit.</p> <p>It is reported in the Green Space Strategy, Play Strategy and Green Infrastructure Study that there is a lack of green space provision in Desford. The Core Strategy, Policy 8, supports this and states that new green and play space provision should be provided where necessary and meet the requirements set out in Policy 19. This proposal enables the improvement of open space within Desford.</p> <p>In addition, given the option to potentially allocate further land for housing, as detailed in DES01, the allocation of this green space will help to serve the proposed additional allocation as well as the existing residents of Desford.</p> | | |
| <u>DES13: South of Desford Lane, Railway Station</u> | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Previous Ref: n/a</td> <td style="width: 50%;">SHLAA Ref: n/a</td> </tr> </table> | | Previous Ref: n/a | SHLAA Ref: n/a |
| Previous Ref: n/a | SHLAA Ref: n/a | | |
| Description: | <p>The site is located north of Desford outside of the settlement boundary where Desford Lane meets Station Road. Close to the Lancaster Arms public house, the level crossing from the line can also be found on the Desford Lane.</p> <p>The site is currently underutilised.</p> | | |
| Suggested proposal: | Allocate for passenger railway station. | | |
| Justification for the proposal | Core Strategy Policy 8 advocates the safeguarding of land for the development of a new passenger railway station and associated car parking on the site of the former station yard at Desford in case the National Forest line is reopened for passenger services. | | |
| <u>DES14: Desford Settlement Boundary</u> | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Previous Ref: n/a</td> <td style="width: 50%;">SHLAA Ref: n/a</td> </tr> </table> | | Previous Ref: n/a | SHLAA Ref: n/a |
| Previous Ref: n/a | SHLAA Ref: n/a | | |
| Description: | Settlement boundary of Desford. | | |

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| Suggested proposal: | Revise settlement boundary of Desford |
| Justification for the proposal | Revised the settlement boundary of Desford taking into consideration those additional sites which have been proposed adjacent to the current designation. |
| <u>DES15: Desford Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the south of the settlement off Kirkby Road, this is an existing site of the Desford Primary School. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>DES16: Bosworth Community College</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the south of the settlement off Kirkby Road, this is an existing site of the Bosworth Community College. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>DES17: Desford Sports Club</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the south east of the settlement off Peckleton Lane, this is an existing site of the Desford Sports Club. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised sports club and leisure facility which serves the community, it is deemed necessary to retain this for this purpose and as an established community facility. |
| <u>DES18ALT – Alternative Option: See Appendix 6</u> | |

Earl Shilton Preferred Options

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| EAR01 | Earl Shilton | Alexander Avenue, Earl Shilton | Residential |
| EAR02 | Earl Shilton | Garages at Keats Lane, Earl Shilton | Residential |
| EAR03 | Earl Shilton | Land at Almeys Lane, Earl Shilton | Residential |
| EAR04 | Earl Shilton | Land at Carrs Road, Earl Shilton | Residential |
| EAR05 | Earl Shilton | Oaks Industrial Estate, Station Road, Earl Shilton | Identified Employment |
| EAR06 | Earl Shilton | Weaver Springs | Open Space |
| EAR07 | Earl Shilton | Oakdale Road | Open Space |
| EAR08 | Earl Shilton | Elmdale Road/Maple Way | Open Space |
| EAR09 | Earl Shilton | Borrowdale Close | Open Space |
| EAR10 | Earl Shilton | The Hall Field | Open Space |
| EAR11 | Earl Shilton | Wood Street & Club | Open Space |
| EAR12 | Earl Shilton | North of High Street (Incl Middle High St) | Local Centres |
| EAR13 | Earl Shilton | Heath Court | Existing allotments |
| EAR14 | Earl Shilton | Wood Street/The Hollow/High Street, District Centre | District Centre |
| EAR15 | Earl Shilton | Land at Church Street/Chapel Street | Area of Special Character and open space |
| EAR16 | Earl Shilton | Land at Alexander Avenue/High Street | Area of Special Character and open space |
| EAR17 | Earl Shilton | Earl Shilton Settlement Boundary | Settlement boundary |
| EAR18ALT | Earl Shilton | See alternative options on Appendix 6 | |
| EAR19 | Earl Shilton | William Bradford College | Community Facility |
| EAR20 | Earl Shilton | Heathfield High School | Community Facility |
| EAR21 | Earl Shilton | Townlands Church of England Primary School | Community Facility |
| EAR22 | Earl Shilton | Weavers Close Primary School | Community Facility |
| EAR23 | Earl Shilton | St Peters Primary School | Community Facility |
| EAR24 | Earl Shilton | Earl Shilton SUE Gypsy & Traveller Provision | Gypsy & Traveller Provision |
| EAR25 | Earl Shilton | King Richards Hill | Open Space (Not shown on map) |
| EAR26 | Earl Shilton | Keats Lane | Existing Allotments (Not shown on map) |
| EAR27 | Earl Shilton | United Reform Church | Existing Allotments (Not shown on map) |

| <u>EAR01: Alexander Avenue (Small Site Allocation)</u> | |
|---|---|
| Previous Ref: EOI 479 | SHLAA Ref: AS641 |
| Description: | Located off Ronald Toon Road and adjacent to the Montgomery Road development. |
| Suggested proposal: | Allocate 0.17ha for residential development of 6 dwellings. |

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| Justification for the proposal | <p>All of the small site allocations will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008) and Policy 20 of the existing RSS8, both of which advocate that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The Core Strategy identifies that a minimum of 10 dwellings must be identified within the existing Earl Shilton settlement boundary.</p> <p>Each of these small site allocations have been identified as deliverable and developable within the Strategic Housing Land Availability Assessment and are close to local services and amenities.</p> | |
| <u>EAR02: Garages at Keats Lane (Small Site Allocation)</u> | | |
| Previous Ref: EOI 485 | SHLAA Ref: AS647 | |
| Description: | Located off Keats Lane in the northern area of the settlement and on the cusp of the settlement boundary. | |
| Suggested proposal: | Allocate 0.03ha for residential development of 1 dwelling. | |
| Justification for the proposal | <p>All of the small site allocations will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008) and Policy 20 of the existing RSS8, both of which advocate that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The Core Strategy identifies that a minimum of 10 dwellings must be identified within the existing Earl Shilton settlement boundary.</p> <p>Each of these small site allocations have been identified as deliverable and developable within the Strategic Housing Land Availability Assessment and were close to local services and amenities.</p> | |
| <u>EAR03: Land at Almeys Lane (Small site Allocation)</u> | | |
| Previous Ref: EOI 486 | SHLAA Ref: AS648 | |
| Description: | Located off Almeys Lane and adjacent to Hall Field. | |
| Suggested proposal: | Allocate 0.06ha for residential development of 2 dwellings. | |

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| Justification for the proposal | <p>All of the small site allocations will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008) and Policy 20 of the existing RSS8, both of which advocate that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The Core Strategy identifies that a minimum of 10 dwellings must be identified within the existing Earl Shilton settlement boundary.</p> <p>Each of these small site allocations have been identified as deliverable and developable within the Strategic Housing Land Availability Assessment and were close to local services and amenities.</p> | |
| <u>EAR04: Land at Carrs Road (Small site Allocation)</u> | | |
| Previous Ref: EOI 472 | SHLAA Ref: AS634 | |
| Description: | Located off Carrs Road, this site is considered as brownfield. | |
| Suggested proposal: | Allocate 0.06ha for residential development of 2 dwellings. | |
| Justification for the proposal | <p>All of the small site allocations will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008) and Policy 20 of the existing RSS8, both of which advocate that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The Core Strategy identifies that a minimum of 10 dwellings must be identified within the existing Earl Shilton settlement boundary.</p> <p>Each of these small site allocations have been identified as deliverable and developable within the Strategic Housing Land Availability Assessment and were close to local services and amenities.</p> | |
| <u>EAR05: Oaks Industrial Estate, Station Road</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Located off Station Road, this site is in existing use for employment purposes. | |
| Suggested proposal: | Allocate as employment. | |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Earl Shilton.</p> <p>Policy 2 of the Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Earl Shilton to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> | |

| <u>EAR06/07/08/09/10/11 & 25: Areas of Open Space</u> | |
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| Description: | <ul style="list-style-type: none"> ○ Weaver Springs ○ Oakdale Road ○ Elmdale Road/Maple Way ○ Borrowdale Close ○ The Hall Field ○ Wood Street & Club ○ King Richards Hill |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> ○ Weaver Springs – EAR06 ○ Oakdale Road – EAR07 ○ Elmdale Road/Maple Way – EAR08 ○ Borrowdale Close – EAR09 ○ The Hall Field – EAR10 ○ Wood Street & Club – EAR11 ○ King Richards Hill – EAR25 |
| Justification for the proposal | <p>The Open Space Quantity and Accessibility Audit (2005) identified that Earl Shilton has poor quality provision and therefore was not meeting the needs of residents.</p> <p>The Green Space Strategy Audit of Provision (update 2007) identified that all green spaces within Earl Shilton had a quality score of 50% or less. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>Policy 2 Of the Core Strategy notes the need to address existing deficiencies in the quantity, quality and accessibility of green space and play provision in Earl Shilton as detailed in the Green Space Strategy.</p> <p>The identification of these open spaces will therefore aid the quality score being achieved.</p> |
| <u>EAR12: North of High Street</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located at the corner of West Street and High Street, this area of Earl Shilton offers limited shops and amenities for the local area and supports the larger district centre in allocation EAR14. |
| Suggested proposal: | Allocate as a local centre. |

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| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>EAR13: Heath Court</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located behind Heath Court off Hinckley Road, this site is currently used as a public allotment site. |
| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of Allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The with only 3 allotment sites in Earl Shilton, two of which are private, comparatively with the population of the area, provision is necessary.</p> <p>The site at Heath Court is a public site of 5 pitches and has a waiting list, thus illustrating that there is demand for allotments within Earl Shilton and provision should be retained.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>EAR14: Wood Street/The Hollow/High Street</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Occupying a large section of the roadside of High Street, Wood Street and The Hollow, this area provides an extensive variety of both essential and non-essential amenities, services and retail for both residents of Earls Shilton and further afield. |
| Suggested proposal: | Allocate as a district centre. |
| Justification for the proposal | <p>PPS6 defines a district centre as one which usually comprises groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library as demonstrated by this site. PPS6 also actively promotes the retention of such facilities for the benefit of the community.</p> <p>Policy 2 of the Core Strategy highlights the Council's support for regeneration of the local centre including public realm improvements, the development of a focal civic space and the provision of additional retail floor space within the defined Earl Shilton local centre.</p> |

| <u>EAR15: Land at Church Street/Chapel Street</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located north of Hall Field and south of Church Street, this site is the setting of the church and a protected scheduled ancient monument. |
| Suggested proposal: | Allocate as an area of special character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> <p>Given the presence of the church and the scheduled ancient monument protection and recognition of the designation as an area of special character should be secured through this allocation.</p> |
| <u>EAR16: Land at Alexander Avenue/High Street</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located off both High Street and Alexander Avenue, this is the siting of the church and its grounds. |
| Suggested proposal: | Allocate as an area of special character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>EAR17: Earl Shilton Settlement Boundary</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The settlement boundary of Earl Shilton. |
| Suggested proposal: | To revise the settlement boundary of Earl Shilton taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Earl Shilton it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>EAR18ALT: See Alternative options considered in Appendix 6</u> | |
| <u>EAR19: William Bradford College</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |

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| Description: | Located on the north western edge of the settlement, this site is a functioning and well utilised school/college. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>EAR20: Heathfield High School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | North of Hinckley Road, this site is a functioning and well utilised school. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>EAR21: Townlands C of E Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the southern edge of the settlement and adjacent to the site boundary for EAR24, this is the existing site of a functioning and well utilised school. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>EAR22: Weavers Close Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located off Astley Road, this site is a functioning and well utilised school. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>EAR23: St Peters Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located off Mill Lane, this site is a functioning and well utilised school. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>EAR24ALT: Alternative Option – See Appendix 6</u> | |
| <u>EAR25: King Richards Hill</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the eastern area of the settlement off King Richards Hill and south of Thurlaston Lane, this site is an existing open space. |
| Suggested proposal: | Allocate as open space |

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| Justification for the proposal | <p>The Green Space Strategy Audit of Provision (update 2007) identified this site had a quality score of 50%. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> | |
| <u>EAR26: Keats Lane</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Located north of Keats Lane, this site is already in existing use for private allotments. | |
| Suggested proposal: | Allocate as retained allotments. | |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> | |
| <u>EAR27: United Reform Church, Allotments</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Situated south of High Street, adjacent to the United Reform Church, this site is already used for private allotments. | |
| Suggested proposal: | Allocate as retained allotments. | |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> | |

Fenny Drayton: Preferred Options

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| FEN01 | Drayton Close | Open Space |
| FEN02 | Settlement Boundary | Settlement boundary |
| FEN03 | Land at St Michael's Church | Area of Special Character and open space |

| <u>FEN01: Drayton Close</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Directly abutting the settlement boundary and overlooking Lodge Farm Cottages, this site of 0.42ha is the only existing area of open space within Fenny Drayton. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | The Green Space Strategy Audit of Provision (update 2007) identified this site had a quality score of 46.3%. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved. |
| <u>FEN02: Fenny Drayton Settlement Boundary</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The settlement boundary of Fenny Drayton. |
| Suggested proposal: | Define the settlement boundary. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>FEN03: Land at St Michael's Church</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Situated off Rookery Close and Church Lane, this site is occupied by St Michael's Church and associated grounds. This area extends right up to the settlement boundary and is north of Rookery Farm. |
| Suggested proposal: | Allocate as an area of special character. |
| Justification for the proposal | The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special". In order to safeguard such sites of importance, the site allocations |

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| | and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements. |
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Groby Preferred Options

| Ref: | Location: | Use: |
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| GRO01 | Land South of Martinshaw Lane, Groby | Residential |
| GRO02 | Land to the South of Leicester Road, Groby | Residential |
| GRO03 | Scania Depot, A50 Markfield Road, Groby | Identified Employment |
| GRO04 | Groby Trading Estate, Fir Tree Lane, Groby | Identified Employment |
| GRO05 | Extension to Ratby Road Allotments | Allotment Allocation |
| GRO06 | Open Space + Allotment Allocation north of Sacheverell Way | Open Space and Allotment Allocation |
| GRO07 | Ratby Road Allotments | Existing allotments |
| GRO08 | Orchard Close Allotments | Existing allotments |
| GRO09 | Spinney Close | Open Space |
| GRO10 | Beacon Close | Open Space |
| GRO11 | Quarry Park (Forest View) | Open Space |
| GRO12 | Meadow Way/Sycamore Drive | Open Space |
| GRO13 | Flaxfield Close | Open Space |
| GRO14 | Laundon Way/Kings Way | Open Space |
| GRO15 | Forest Road | Open Space |
| GRO16 | Marina Park (Stamford Drive/Sycamore Drive | Open Space |
| GRO17 | Groby Community College | Community Facility |
| GRO18 | Groby Village Centre | Local Centres |
| GRO19 | Lawnwood Road, Local Centre | Local Centres |
| GRO20 | Laundon Way | Local Centres |
| GRO21 | Land to the West of Sacheverell Way, Groby | Residential |
| GRO22 | Groby Settlement Boundary | Settlement boundary |
| <u>GRO23ALT – Alternative Option: See Appendix 6</u> | | |
| GRO24 | Martinshaw County Primary School | Community Facility |
| GRO25 | Elizabeth Woodville School | Community Facility |
| GRO26 | Lady Jane Grey Primary School | Community Facility |
| <u>GRO27ALT – Alternative Option: See Appendix 6</u> | | |
| GRO28 | Land at Anstey Lane | Gypsy and Traveller Provision |

| <u>GRO01: Land South of Martinshaw Lane</u> | |
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| Previous Ref: EOI468 | SHLAA Ref: AS264 |
| Description: | The site is currently grassland located close to the village centre. |

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| Suggested proposal: | <p>The proposal is for a minimum of 10 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Groby, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access could be provided from Martinshaw Lane.</p> <p>The development should support Groby's position within the National Forest.</p> <p>Support should be given through contributions to improve GP facilities and other local facilities (including, green space and play provision set out in the Core Strategy).</p> |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 110 dwellings in Groby. A minimum of 10 dwellings should be located within this site to contribute towards the housing figures. The site is located within the settlement boundary and well-related to the village centre.</p> <p>The site is close to local amenities including: Bus Stop – within 400 metres Primary School – within 400 metres Local Centre – within 400 metres Post Office – within 800 metres Open Space – within 400 metres</p> <p>This proposal is in conformity with Policy 8 of the Core Strategy.</p> <p>The site is identified as developable within the Strategic Housing Land Availability Assessment.</p> |
| <u>GRO02: Land South of Leicester Road</u> | |
| Previous Ref: EOI631 | SHLAA Ref: n/a |
| Description: | <p>The site is located between Sacheverell Way and Leicester Road. It is currently used as a paddock and is surrounded by a mature hedgerow.</p> |
| Suggested proposal: | <p>The site should provide a minimum of 17 dwellings</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Groby, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access could be provided from either Leicester Road or Sacheverell Way.</p> <p>There is mature vegetation bordering the site and this should be retained where possible and support Groby's position within the National Forest.</p> |

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| | Support should be given through contributions to improve GP facilities and other local facilities (including green space and play provision set out in the Core Strategy). |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 110 dwellings in Groby. A minimum of 18 dwellings should be located within this site to contribute towards the housing figures. The site is well-related to the existing settlement form of Groby and lends it self to a natural extension.</p> <p>There are limited sites within Groby due to the nature of the settlement with three major roads bordering it to three sides. To provide sufficient housing within Groby it is necessary to allocate a Greenfield site. This location is the more suitable Greenfield site adjacent to the settlement due to a number of reasons including:</p> <ul style="list-style-type: none"> • Good connections to local amenities; • Good access points; • Relates well to the existing settlement; and • Limited topographical constraints; <p>The site is located within 400 metres of a bus stop providing good public transport links and existing open space.</p> <p>This proposal is in conformity with Policy 8 of the Core Strategy.</p> |
| <u>GRO03: Scania Depot, A50 Markfield Road</u> | |
| Previous Ref: EL78 | SHLAA Ref: AS271 |
| Description: | Warehouse on the outskirts of town. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Groby.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Groby to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>GRO04: Groby Trading Estate, Fir Tree Lane</u> | |
| Previous Ref: EOI 575 | SHLAA Ref: AS270 |
| Description: | Small Industrial Estate close to Groby local centre |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Groby.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Groby to ensure there is a range of employment</p> |

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| | <p>opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>GRO05: Extension to Ratby Road Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The current allotments are well utilised and a key community facility. The site is surrounded by residential development to three sides and an important green corridor. |
| Suggested proposal: | This proposal is to extend the current allotments with a parcel of land located to the south of the current allotments. |
| Justification for the proposal | <p>There is currently a shortfall of allotments within Groby as identified within the Open Space Quantity and Quality Audit (2005). It is therefore necessary to identify additional land to meet this demand.</p> <p>After consultation with Groby Allotment Society the site has been identified as the most suitable. The viability of a new site coming forward is poor due to the necessary fiscal requirements.</p> |
| <u>GRO06: Open Space and allotment allocation to the north of Sacheverell Way</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The site is currently an area of grassland. |
| Suggested proposal: | The proposal is to allocate for open space and allotment use. |
| Justification for the proposal | <p>There is currently a shortfall of allotments within Groby as identified within the Open Space Quantity and Quality Audit (2005). This is supported by the allotment audit which took place on 17 April 2008; the audit found that 100% of the allotments were in use. There were 15 people on the waiting list when the audit took place illustrating that there is a need for additional allotments within Groby.</p> <p>The Green Space Strategy Audit of Provision (2007 Update) identifies that the south-west part of Groby is not within a Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Area of Play (LEAP) buffer zone. The allocation will therefore overcome this gap of provision.</p> |
| <u>GRO07 Ratby Road Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The allotment site is located on Ratby Road and is run by the Groby Allotment Society. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The |

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| | Allotment Audit (2008) identifies that all allotment plots are tenanted and there are 15 people on the waiting list for the Ratby Road Allotments site. This illustrates that the allotments are well utilised and there is strong demand for allotments within Groby and provision should be retained. |
| <u>GRO08: Orchard Close Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The allotment site is located on Orchard Close and is run by the Groby Allotment Society. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The Allotment Audit (2008) identifies that all allotment plots are tenanted and there are 15 people on the waiting list for the Ratby Road Allotments site. This illustrates that the allotments within Groby are well utilised and there is strong demand for allotments within Groby and provision should be retained. |
| <u>GRO09 – GRO17 - Groby Open Space and Amenity Areas</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | There are numerous open spaces within Groby, the majority of which are located within the modern estates to the southeast of the settlement. <ul style="list-style-type: none"> • Spinney Close • Beacon Close • Quarry Park (Forest View) • Meadow Way/Sycamore Drive • Flaxfield Close • Laundon Way/Kings Way • Forest Road • Marina Park (Stamford Drive/Sycamore Drive) • Link Rise Amenity Area (Field Head) |
| Suggested proposal: | The following open spaces are to be allocated as open space: <p>GRO09: Spinney Close GRO10: Beacon Close GRO11: Quarry Park (Forest View) GRO12: Meadow Way/Sycamore Drive GRO13: Flaxfield Close GRO14: Laundon Way/Kings Way GRO15: Forest Road GRO16: Marina Park (Stamford Drive/Sycamore Drive)</p> |

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| Justification for the proposal | <p>The Open Space Quantity and Quality Audit identified that the provision of open space within Groby should be improved both in quantity and quality.</p> <p>The open spaces got the following quality scores in the Green Space Strategy Audit of Provision (Update 2007):</p> <p>Spinney Close – 32.6 Beacon Close – 34.8 Quarry Park (Forest View) – 37 Meadow Way/Sycamore Drive – 39.1 Flaxfield Close – 43.1 Laundon Way/Kings Way – 50 Forest Road – 50 Marina Park (Stamford Drive/Sycamore Drive) – 50</p> <p>The allocation of these sites can help safeguard it as a valued recreational space and offer an opportunity for enhancement in the future.</p> <p>The provision of accessible open space for all residents across the borough is key to the strategic objectives of the LDF and is supported by Policy 19 of the Core Strategy.</p> |
| <u>GRO17: Groby Community College</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Ratby Road and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>GRO18: Groby Village Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The local centre is within the heart of Groby Village. It consists of a number of properties providing a range of services including: convenience goods, post office, banking, drinking establishment and take away restaurants |
| Suggested proposal: | Allocate as a local service centre within Groby. |
| Justification for the proposal | PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midlands Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this. |

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| | Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged. | |
| <u>GRO19:Launwood Local Centre</u> | | |
| Previous Ref: n/a | | SHLAA Ref: n/a |
| Description: | The local centre is located to the west of the settlement and provides a range of goods and services | |
| Suggested proposal: | Allocate as a local service centre within Groby. | |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midlands Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> | |
| <u>GRO20: Laundon Way</u> | | |
| Previous Ref: n/a | | SHLAA Ref: n/a |
| Description: | The local centre is located within a large housing estate and provides a key service to the local community. | |
| Suggested proposal: | Allocate as a local service centre within Groby. | |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midlands Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Although this local centre only consists of one large unit it provides an important service which is within walking distance to the local community it serves.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> | |
| <u>GRO21: Land to the West of Sacheverell Way</u> | | |
| Previous Ref: EOI 208 & EOI 255 | | SHLAA Ref: AS498 |
| Description: | The site is located to the of Groby village and is abutted by residential development, countryside and Groby Cemetery. | |

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| | <p>There are distant views of Brookvale High School and Groby Community College to the north. Two roads Sacheverell Way and Groby Road border the site and there is a public right of way to the east. The site is located within the Parish of Ratby.</p> |
| <p>Suggested proposal:</p> | <p>This site has been allocated for residential development to provide a minimum of 45 dwellings. Any development should be sympathetic to the cemetery located to the west of the site.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Groby, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access could be provided from Sacheverell Way.</p> <p>Support should be given through contributions to improve GP facilities and other local facilities (including green space and play provision set out in the Core Strategy.</p> <p>The eastern border of the site is a public right of a way and provides an important green corridor connecting the Laundon Way Estate with Groby Road. There is also a key green link provided to the High School and College. There is a pond to the southeast of the site that is an attractive feature. The green link and pond should be retained and enhanced to protect the biodiversity interest. The site is likely to contain protected species and significant heritage potential this should be investigated at the pre-application stage to ensure there is limited impact.</p> |
| <p>Justification for the proposal</p> | <p>There are limited sites within Groby due to the nature of the settlement with major roads bordering it on three sides. To provide sufficient housing within Groby it is necessary to allocate a greenfield site. This location is the more suitable greenfield site adjacent to the settlement due to a number of reasons including:</p> <ul style="list-style-type: none"> • Good connections to local amenities; • Good access points; • Relates well to the existing settlement; • Limited topographical constraints; and • Identified constraints can be mitigated. <p>The site is located within 400 metres of a bus stop providing good public transport links and existing open space. The site is also located within 800 metres of a primary school, local centre and a post office.</p> <p>This proposal is in conformity with Policy 8 of the Core Strategy.</p> <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Groby are well utilised on 17 April 2008</p> |

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| | 100% of the allotments were in use. This illustrates that there is strong demand for allotments within Groby and provision should be retained. |
| <u>GRO22: Groby Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Groby. |
| Suggested proposal: | To revise the settlement boundary of Groby taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Groby it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>GRO23ALT: Alternative Option – see Appendix 6</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Site to the east of Sacheverell Way |
| Suggested proposal: | Allocation of up to 0.2 ha of the land for a transit site up to a caravan capacity of 10 for use by gypsy and travellers. |
| Justification for the proposal | <p>Information received from Leicestershire County Council has shown that a high proportion of unauthorised gypsy and traveller encampments recorded between 1996 – 2007 have been located within the north-east of the Borough. It is considered that transit sites are best placed to be located in areas with a history of unauthorised encampments.</p> <p>Due to its proximity to the strategic road network, it is considered that Groby is an accessible settlement with good links to the rest of the Borough and surrounding area.</p> <p>Development of this site would be dependent on the provision of safe highway access, as highlighted within policy 18 of the Hinckley and Bosworth Submission Core Strategy.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located adjacent to the settlement boundary of Groby.</p> |
| <u>GRO24: Martinshaw County Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Forest View and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |

| <u>GRO25: Elizabeth Woodville Primary School</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The school is located off Glebe Road and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>GRO26: Lady Jane Primary School</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The school is located off Wolsey Road and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>GRO27ALT – Alternative Option: See Appendix 6</u> | |
| <u>GRO28: Land at Anstey Lane</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Land north of Anstey Lane, Groby Parish |
| Suggested proposal: | Allocation of approximately 0.25ha of the land for five residential pitches for use by gypsies and travellers |
| Justification for the proposal | <p>Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.</p> <p>Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. Stage two of this methodology involved the identification of land which had been submitted to the Borough Council specifically for new gypsy and traveller sites. This plot of land was put forward by the landowner in order to consult on the land's potential as a gypsy and traveller site.</p> <p>Although this site has not been previously developed, paragraph 54 of Planning Circular 01/06 states that "rural settings, where not subject to special planning constraints, are acceptable in principle". Providing that the development of this site could be sympathetically assimilated into its surroundings, it is considered that this site could be suitable for a five pitch gypsy and traveller site.</p> <p>Development of this site would be dependent on the</p> |

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| | <p>provision of safe highway access, as highlighted within policy 18 of the Hinckley and Bosworth Submission Draft Core Strategy.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Groby, Anstey and Leicester City.</p> |
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Higham on the Hill Preferred Options

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| HIG01 | Land off Hillary Bevins Close, Higham on the Hill | Residential |
| HIG02 | Land to the south of Main Street (1) | Residential |
| HIG03 | MIRA , Watling Street, Higham on the Hill | Identified Employment |
| HIG04 | Industrial Estate West of Station Road, Higham on the Hill | Identified Employment |
| HIG05 | King George V Playing Field | Open Space |
| HIG06 | Nuneaton Lane | Open Space |
| HIG07 | Nuneaton Lane Allotments | Existing allotments |
| HIG08 | Higham on the Hill Settlement Boundary | Settlement boundary |
| HIG09 | Higham on the Hill C of E School & Community Centre | Community Facility |
| HIG10 | Land South of Main Street (2) | Residential |
| HIG11 | The Paddock, Watling Street | Gypsy and Traveller Provision |

| <u>HIG01: Land of Hillary Bevins Close</u> | |
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| Previous Ref: EOI070 | SHLAA Ref: AS284 |
| Description: | <p>Situated adjacent to the settlement boundary on the eastern side of the settlement at the far end of Hillary Bevins Close.</p> <p>The current use of the site is Greenfield/paddock.</p> |
| Suggested proposal: | <p>Allocate 0.88ha for residential development for a minimum of 21 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Higham on the Hill, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Direct access could be provided from Hillary Bevins Close.</p> |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 40 new dwellings in Higham on the Hill. A minimum of 21 dwellings should be located within this site to contribute towards the housing figures. The site is well-related to the existing settlement and lends it self to a natural extension.</p> <p>There are limited sites within Higham on the Hill and in order to provide sufficient housing it is necessary to allocate a greenfield site. This location is the more suitable greenfield site adjacent to the settlement due to a number of reasons including:</p> <ul style="list-style-type: none"> • Good access points; • Relates well to the existing settlement; and • Limited topographical constraints; <p>The site is located within 400 metres of a bus stop providing good public transport links and existing open space.</p> |

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| | This proposal is in conformity with Policy 8 of the Core Strategy. | |
| <u>HIG02: Land to the south of Main Street</u> | | |
| Previous Ref: EOI616 | | SHLAA Ref: n/a |
| Description: | <p>Located south of Main Street and adjacent to Ivy House Farm. The majority of the site lies adjacent to the settlement boundary, with a small part of the site lying within the current boundary.</p> <p>Land is currently greenfield/agricultural.</p> | |
| Suggested proposal: | <p>Allocate 0.33ha for residential development for a minimum of 9 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Higham on the Hill, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Direct access could be provided from Main Street.</p> | |
| Justification for the proposal | <p>The Core Strategy identifies a minimum allocation of 40 new dwellings in Higham on the Hill. A minimum of 9 dwellings should be located within this site to contribute towards the housing figures. The site is well-related to the existing settlement and lends it self to a natural extension.</p> <p>There are limited sites within Higham on the Hill and in order to provide sufficient housing it is necessary to allocate a greenfield site. This location is the more suitable greenfield site adjacent to the settlement due to a number of reasons including:</p> <ul style="list-style-type: none"> • Good access points; • Relates well to the existing settlement; and • Limited topographical constraints; <p>The site is located within 400 metres of a bus stop providing good public transport links and existing open space.</p> <p>This proposal is in conformity with Policy 8 of the Core Strategy.</p> | |
| <u>HIG03: MIRA, Watling Street</u> | | |
| Previous Ref: EOI068 & EL10 | | SHLAA Ref: AS596 |
| Description: | Adjacent to the A5/Watling Street, this 334.00ha site is an established employment site with only a small section directly abutting the settlement boundary. Adjacent uses of the site include residential and agricultural pasture. | |
| Suggested proposal: | Allocate the full 334.00ha for employment use. | |
| Justification for the proposal | <p>Policy 12 of the Core Strategy advocates the protection of existing employment sites from redevelopment for other uses.</p> <p>In addition, sites considered as A Class sites in the current Hinckley & Bosworth Employment Land & Premises Study (2004) are</p> | |

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| | <p>recommended to be retained 100% for employment use given their quality and contribution.</p> <p>This site is well served by the strategic road corridor of the A5/Watling Street and nearby motorways.</p> |
| <u>HIG04: Industrial Estate, West of Station Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Situated in the far north western corner of the settlement directly abutting the current boundary, this site is an existing employment use. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>Policy 12 of the Core Strategy advocates the protection of existing employment sites from redevelopment for other uses.</p> <p>In addition, the current Hinckley & Bosworth Employment Land & Premises Study (2004) recommends that this site should be retained for 100% employment use.</p> |
| <u>HIG05: King George V Playing Field</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located south of Hilary Bevins Close and north of Main Street. The 0.99ha site also includes a 0.13ha Neighbourhood Equipped Area of Play (NEAP). |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Infrastructure Strategy (2007) this site obtained a 48% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> |
| <u>HIG06: Nuneaton Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the far south of the settlement adjacent to Nuneaton Lane, this site is currently used for leisure and recreation. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Spaces Strategy (2007) this site obtained a 30.4% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> |
| <u>HIG07: Nuneaton Lane Allotments.</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Privately owned existing allotments at Nuneaton Lane. |

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| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> <p>In addition, there is little to no provision of allotments in the more western side of the borough, therefore illustrating further justification for the protection of existing sites such as this.</p> |
| <u>HIG08: Higham on the Hill Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Higham on the Hill |
| Suggested proposal: | To revise the settlement boundary of Higham on the Hill taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Higham on the Hill it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>HIG09: Higham on the Hill C of E School & Community Facility</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the east of the settlement off Main street, this is the existing site of Higham on the Hill C of E School and community facility. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised educational facility which serves the community, it is deemed necessary to retain this for educational purposes and as an established community facility. |
| <u>HIG10: Land to the south of Main Street</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>Located south of Main Street to the far western edge of the settlement.</p> <p>Land is currently greenfield/agricultural with the land within the settlement boundary is currently disused.</p> |
| Suggested proposal: | <p>Allocate 0.33ha for the residential development of a minimum of 10 dwellings.</p> <p>Any development proposals will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Higham on the Hill, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Direct access could be provided from Main Street.</p> |

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| <p>Justification for the proposal</p> | <p>The Core Strategy identifies a minimum allocation of 40 new dwellings in Higham on the Hill. A minimum of 10 dwellings should be located within this site to contribute towards the housing figures. The site is well-related to the existing settlement and lends it self to a natural extension.</p> <p>There are limited sites within Higham on the Hill and in order to provide sufficient housing it is necessary to allocate a greenfield site. This location is the more suitable greenfield site adjacent to the settlement due to a number of reasons including:</p> <ul style="list-style-type: none"> • Good access points; • Relates well to the existing settlement; and • Limited topographical constraints; <p>This proposal is in conformity with Policy 8 of the Core Strategy.</p> |
| <p><u>HIG11: The Paddock, Watling Street</u></p> | |
| <p>Previous Ref: n/a</p> | <p>SHLAA Ref: n/a</p> |
| <p>Description:</p> | <p>Located to the north of the A5 (Watling Street), this is an existing gypsy and traveller site with planning permission for two pitches.</p> |
| <p>Suggested proposal:</p> | <p>One pitch extension to the existing site.</p> |
| <p>Justification for the proposal</p> | <p>Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.</p> <p>Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. Exploring the potential to extend existing sites was the first stage in this methodology.</p> <p>Extension of this site would be dependent on the provision of appropriate highway access to accommodate the additional vehicular movements, as highlighted within policy 18 of the Hinckley and Bosworth Submission Draft Core Strategy.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within a number of the Borough's key rural centres and urban area.</p> |

Hinckley: Preferred Options

| | Location | Use: |
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| HIN01 | Sherwood, Nutts Lane, Hinckley | Residential (6dwgs) |
| HIN02 | Land at and rear of Netherfield House, Hinckley | Residential (51 dwgs) |
| HIN03 | Land off Nutts Lane, Hinckley | Residential (66 dwgs) |
| HIN04 | Former Greyhound Stadium, Hinckley | Residential (64dwgs) |
| HIN05 | Land at 390 Coventry Road, Hinckley | Residential and NEAP (14 dwgs) |
| HIN06 | Land off Nutts Lane, adjacent to AS289, Hinckley | Residential (35 dwgs) |
| HIN07 | 18 Wood Street, Hinckley (known as ELS Factory North of Wood St), Hinckley | Residential (2 dwgs) |
| HIN08 | Factory on Parsons Lane, Hinckley (known as ELS Factory, East of Parsons Lane), Hinckley | Residential (9 dwgs) |
| HIN09 | Factory west of Queens Rd, Hinckley (known as ELS Hosiery Factory, West of Queens Rd), Hinckley | Residential (8 dwgs) |
| HIN10 | Hinckley AAP site: Land North of Mount Road, Hinckley | Mixed-Use (28 dwgs) |
| HIN11 | Hinckley AAP site: Railway Station, Southfield Road, Hinckley | Mixed use (24 dwgs) |
| HIN12 | Hinckley AAP site: Rugby Rd/Hawley Road, Hinckley | Mixed use (34 dwgs) |
| HIN13 | Land rear of 47 and 49 Clarendon Road, Hinckley | Residential (1 dwg) |
| HIN14 | Hinckley AAP site: Bus Station, Hinckley | Mixed use (19 dwgs) |
| HIN15 | 28-30 Westfield Road, Hinckley (known as ELS Timber Yard, South of Westfield Rd) | Residential (16 dwgs) |
| HIN16 | Hinckley AAP site: Leisure Centre, Hinckley | Residential (55 dwgs) |
| HIN17 | Hinckley AAP site: Atkins Factory, Hinckley | Mixed use (5 dwgs) |
| HIN18 | Hinckley AAP site: Stockwell Head/ Concordia Theatre | Mixed use (51 dwgs) |
| HIN19 | Factory, East of Teign Bank Road, Hinckley (ELS site) | Residential (9 dwgs) |
| HIN20 | Land rear of 124 Middlefield Lane, Hinckley | Residential (3 dwgs) |
| HIN21 | Hinckley Boys Club, Stoke Road, Hinckley | Residential (48 dwgs) |
| HIN22 | Land south of 59 Langdale Road, Hinckley | Residential (6 dwgs) |
| HIN23 | Land rear of 2-14 Middlefield Place, Hinckley | Residential (8 dwgs) |
| HIN24 | Richmond Park Garage site, South of Richmond Park | Residential (2 dwgs) |
| HIN25 | Rear of 1 Middlefield Place, Hinckley | Residential (3 dwgs) |
| HIN26 | Garages adjacent 70 John Nichols Street, Hinckley | Residential (3 dwgs) |
| HIN27 | New Street Car Park, Hinckley | Residential (1 dwg) |
| HIN28 | Hinckley AAP site: North Warwickshire and Hinckley College Sites | Mixed Use (60 dwgs) |
| HIN29 | Harrowbrook Industrial Estate, Hinckley | Identified Employment |
| HIN30 | Dodwells Bridge Industrial Estate, Hinckley | Identified Employment |
| HIN31 | Hinckley Fields Industrial Estate, Hinckley | Identified Employment |

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| HIN32 | EM Electricity, East of Nutts Lane, Hinckley | Identified Employment |
| HIN33 | Nutts Lane Industrial Estate, Hinckley | Identified Employment |
| HIN34 | Land North of Coventry Road, Hinckley | Identified Employment |
| HIN35 | Trinity Motors, North of Coventry Road, Hinckley | Identified Employment |
| HIN36 | Paynes Garage, South of Coventry Road, Hinckley | Identified Employment |
| HIN37 | Factory, South of Mill Hill Road, Hinckley | Identified Employment |
| HIN38 | Transco HQ/Jarvis Porter, Coventry Road, Hinckley | Mixed-Use |
| HIN39 | Land at The Paddocks, Paddock Way | Allotment Allocation |
| HIN40 | Land adjacent to Swallows Green | Allotment Allocation |
| HIN41 | Council Depot, Middlefield Lane, Hinckley | Mixed-Use (47 dwgs) |
| HIN42 | Area of Mixed Uses, Upper Bond Street, Hinckley | Mixed-Use (61 dwgs) |
| HIN43 | Rutland Avenue | Open Space |
| HIN44 | Granby Road | Open Space |
| HIN45 | Preston Road | Open Space |
| HIN46 | Wykin Park | Open Space |
| HIN47 | Trinity Vicarage | Open Space |
| HIN48 | Swallows Green (Barwell Lane) | Open Space |
| HIN49 | Queens Park | Open Space |
| HIN50 | Langdale Recreation Ground | Open Space |
| HIN51 | Ferndale Grove | Open Space |
| HIN52 | Canal Way | Open Space |
| HIN53 | Laxford Close | Open Space |
| HIN54 | Mallard Drive | Open Space |
| HIN55 | Richmond Park | Open Space |
| HIN56 | Kirfield Drive | Open Space |
| HIN57 | Jellicoe Way | Open Space |
| HIN58 | Granville Road | Open Space |
| HIN59 | Glenbarr Drive | Open Space |
| HIN60 | The Rock Gardens | Open Space |
| HIN61 | Odstone Drive | Open Space |
| HIN62 | Brosdale Drive | Open Space |
| HIN63 | Clifton Way | Open Space |
| HIN64 | Clarendon Park | Open Space |
| HIN65 | Westfield County Primary School | Community Facility |
| HIN66 | Mount Road Car Park | Open Space |
| HIN67 | Hollycroft Park | Open Space |
| HIN68 | Waterside Park | Open Space |
| HIN69 | Hollycroft | Existing allotments |
| HIN70 | Langdale Road | Existing allotments |
| HIN71 | Middlefield Lane | Existing allotments |
| HIN72 | Wykin Road | Existing allotments |
| HIN73 | Hawley Road | Local Centres |

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| HIN74 | Barwell Lane | Local Centres |
| HIN75 | Tudor Road | Local Centres |
| HIN76 | Stoke Road | Local Centres |
| HIN77 | Northern Perimeter Road | Local Centres |
| HIN78 | Ashby Road | Local Centres |
| HIN79 | Clifton Way | Local Centres |
| HIN80 | Rugby Road | Local Centres |
| HIN81 | Coventry Road/Northfield Road | Local Centres |
| HIN82 | Hinckley Town Centre | Town Centre |
| HIN83 | Hinckley Settlement Boundary | Settlement Boundary |
| HIN84 | Land off the A5, Opposite Lime Kiln | Gypsy and Traveller Transit Site (Up to 10 Caravans) |
| HIN85 | Land at Sunnyside Hospital | Community Facility |
| HIN86 | See Alternative Options in Appendix 6. | |
| HIN87 | Clarendon Park | Community Facility |
| HIN88 | Battling Brook Primary School | Community Facility |
| HIN89 | Redmoor High School | Community Facility |
| HIN90 | Richmond Primary School | Community Facility |
| HIN91 | Land north of Mile House Farm | Community Facility |
| HIN92 | Hinckley Canoe Club | Community Facility |
| HIN93 | Mount Grace High School | Community Facility |
| HIN94 | John Cleveland College | Community Facility |
| HIN95 | Dorothy Goodman School | Community Facility |
| HIN96 | Holliers Walk Primary School | Community Facility |
| HIN97 | St Peter's RC Primary School | Community Facility |
| HIN98 | Health Care Provision | Community Facility |
| HIN99 | Ashby Road Cemetry | Area of Special Character and open space |
| HIN100 | Wharf Pit | Open Space |
| HIN101 | Little Pit | Open Space |

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| <u>HIN01: Sherwood, Nutts Lane, Hinckley</u> | |
| Previous Ref: Eol 192 | SHLAA Ref: AS288 |
| Description: | This is an existing residential plot off Nutts Lane. |
| Suggested proposal: | Residential development for a minimum of 6 dwellings. Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces are needed. A requirement of this |

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| | <p>development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy.</p> <p>Improvements to Nutts Lane will be required to ensure adequate access.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site has been assessed through the SHLAA and found to be non- developable because it is not within or adjacent to the existing settlement boundary. However, the Council's preferred option is to extend the settlement boundary of Hinckley to encompass the area east and west of Nutts Lane recognising the largely built up nature of this area. This boundary change would mean that this site would lie within the settlement boundary, therefore overcoming the constraints identified in the SHLAA.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is within 800m of a bus stop and has easy access to Hinckley Town Centre.</p> |
| <u>HIN02: Land at and rear of Netherfield House, Hinckley</u> | |
| Previous Ref: Eol 252 | SHLAA Ref: AS289 |
| Description: | This site consists of an existing residential plot and associated backland off Nutts Lane and adjacent to the railway line. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 51 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>The railway runs adjacent to northern perimeter; therefore any development would need to include the appropriate noise attenuation features.</p> <p>Improvements to Nutts Lane will be required to ensure</p> |

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| | <p>adequate access.</p> <p>There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces are needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>This site is partly on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site has been assessed through the SHLAA and found to be non- developable because it is not within or adjacent to the existing settlement boundary. However, the Council's preferred option is to extend the settlement boundary of Hinckley to encompass the area east and west of Nutts Lane recognising the largely built up nature of this area. This boundary change would mean that this site would lie within the settlement boundary, therefore overcoming the constraints identified in the SHLAA.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is within 800m of a bus stop and has easy access to Hinckley Town Centre.</p> |
| <u>HIN03: Land off Nutts Lane, Hinckley</u> | |
| Previous Ref: Eol 062, Eol 066, Eol 067, Eol 084, Eol 181, SHLAA 039/044 | SHLAA Ref: AS293 |
| Description: | The site is located adjacent to the Coventry Canal and the existing Waterside Park Estate. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 66 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Connectivity between the Waterside Park Estate, the canal and the new development will need to be addressed. A cycle route runs along Ashby Canal parallel to northern boundary and connects into a route to the Waterside Park</p> |

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| | <p>Estate.</p> <p>The site is of ecological interest and appropriate mitigation measures will be required as necessary.</p> <p>The development must respect and positively contribute to the Ashby Canal conservation area.</p> <p>Improvements to Nutts Lane will be required to ensure adequate access.</p> <p>There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| <p>Justification for the proposal</p> | <p>The development of the Waterside Park Estate has effectively expanded the urban area of Hinckley. This site is bounded by the canal to the north, Waterside Park Estate to the west, an employment site to the east and the former greyhound stadium and railway line to the south. Development of this site would therefore effectively constitute infill development.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is within 400m of a bus stop and post office and within 800m of a primary school and has easy access to Hinckley Town Centre.</p> |
| <p><u>HIN04: Former Greyhound Stadium, Hinckley</u></p> | |
| <p>Previous Ref: Eol 066, Eol 067, Eol 211</p> | <p>SHLAA Ref: AS294</p> |
| <p>Description:</p> | <p>Former Greyhound Stadium adjacent to the railway line and the Waterside Park Estate.</p> |

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| <p>Suggested proposal:</p> | <p>The proposal is for residential development providing a minimum of 64 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Connectivity between the Waterside Park Estate, the canal and the new development will need to be addressed. A cycle route runs along Ashby Canal and connects into a route in the Waterside Park Estate.</p> <p>There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy.</p> <p>The railway runs adjacent to northern perimeter; therefore any development would need to include the appropriate noise attenuation features. A large cluster of trees on southern boundary currently acts as a landscape barrier to the railway lines.</p> <p>The development must respect and positively contribute to the Ashby Canal conservation area.</p> <p>Improvements to Nutts Lane will be required to ensure adequate access.</p> |
| <p>Justification for the proposal</p> | <p>The development of the Waterside Park Estate has effectively expanded the urban area of Hinckley. This site is bounded by Waterside Park Estate to the west, an employment site to the east and the railway line to the south. Development of this site would therefore effectively constitute infill development.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is within 800m of a bus stop, post office and primary school and has easy access to Hinckley Town Centre.</p> |

| <u>HIN05: Land at 390 Coventry Road, Hinckley</u> | |
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| Previous Ref: Eol 212 | SHLAA Ref: AS295 |
| Description: | Paddock and existing residential development off Coventry Road, adjacent to the Ashby Canal and the Waterside Park Estate. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 14 dwellings and a Neighbourhood Equipped Area of Play (NEAP).</p> <p>There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs through the development of a NEAP as part of this site. This should be in line with Policy 19 of the Core Strategy.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Connectivity between the Waterside Park Estate, the canal and the new development will need to be addressed. A cycle route runs along Ashby Canal and connects into a route in the Waterside Park Estate.</p> <p>The development must respect and positively contribute to the Ashby Canal conservation area.</p> <p>The site is of ecological interest and appropriate mitigation will be required as necessary.</p> |
| Justification for the proposal | <p>The development of the Waterside Park Estate has effectively expanded the urban area of Hinckley. This site is bounded by Waterside Park Estate to the west, an employment site to the north, the canal to the east and Waterside Park Estate to the south. Development of this site would therefore effectively constitute infill development.</p> <p>Provision of a NEAP on this site will help to address the existing open space deficiencies in the south west of Hinckley.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is within 400m of a bus stop and within 800m of a primary school and has easy access to Hinckley Town</p> |

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| | Centre. |
| <u>HIN06: Land off Nutts Lane, adjacent to AS289, Hinckley</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description | Backland between residential development off Nutts Lane, the A5 and the railway line. |
| Suggested proposal | <p>The proposal is for residential development providing a minimum of 35 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>The A5 runs adjacent to southern perimeter, therefore any development would need to include the appropriate noise attenuation features.</p> <p>Improvements to Nutts Lane will be required to ensure adequate access.</p> <p>There are deficiencies in open space provision to the south west of Hinckley and improvements to the quality of nearby open spaces is needed. A requirement of this development is therefore to contribute to quantity and quality improvements of open spaces within Hinckley to meet local needs. This should be in line with Policy 19 of the Core Strategy.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for proposal | <p>The Council's preferred option is to extend the settlement boundary of Hinckley to encompass the area east and west of Nutts Lane recognising the largely built up nature of this area. This boundary change would mean that this site would lie within the settlement boundary.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> |
| <u>HIN07: 18 Wood Street, Hinckley (known as ELS Factory North of Wood St), Hinckley</u> | |
| Previous Ref: EL39 | SHLAA Ref: AS321 |
| Description | Isolated Factory on edge of town centre surrounded by housing. |

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| <p>Suggested proposal</p> | <p>The proposal is for residential development providing a minimum of 2 dwellings.</p> <p>The site is adjacent to the conservation area, therefore the development must respect and positively contribute to this.</p> <p>The Cycle Network Plan proposes a 20mph zone along Wood Street which any development would need to address.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| <p>Justification for proposal</p> | <p>The Hinckley & Bosworth Employment Land & Premises Study recommended that alternative redevelopment of this site would be appropriate.</p> <p>It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site has been assessed through the SHLAA and found to be non- developable because site ownership is unclear. However, given the Employment Land & Premises recommendation, this site is considered an appropriate site to allocate. Site ownership will be investigated as part of the preferred options consultation.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> |
| <p align="center"><u>HIN08: Factory on Parsons Lane, Hinckley (known as ELS Factory, East of Parsons Lane), Hinckley</u></p> | |
| <p>Previous Ref: EL26</p> | <p>SHLAA Ref: AS328</p> |
| <p>Description:</p> | <p>Small isolated employment premises with no architectural merit in a predominately residential location.</p> |

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| <p>Suggested proposal:</p> | <p>The proposal is for residential development providing a minimum of 9 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Noise attenuation may be required as the railway runs along southern boundary.</p> <p>The site has no frontage to an adopted highway and there is no apparent route to provide access – access issues would therefore need to be addressed through any development.</p> <p>The Cycle Network Plan indicates Parsons Lane as a cycle route where some resurfacing and environmental enhancement may be necessary. Development would be expected to contribute to this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| <p>Justification for the proposal</p> | <p>The Hinckley & Bosworth Employment Land & Premises Study recommended that alternative redevelopment of this site would be appropriate.</p> <p>It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site has been assessed through the SHLAA and found to be non- developable because the owner of site has not put site forward for assessment. However, given the Employment Land & Premises recommendation, this site is considered an appropriate site to allocate. Site ownership and intention will be investigated as part of the preferred options consultation.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> |
| <p><u>HIN09: Factory west of Queens Rd, Hinckley (known as ELS Hosiery Factory, West of Queens Rd), Hinckley</u></p> | |
| <p>Previous Ref: EL27</p> | <p>SHLAA Ref: AS332</p> |

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| Description: | Isolated hosiery factory in residential area. |
| Suggested proposal: | <p>The proposal is for conversion to residential development providing a minimum of 8 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>The Cycle Network Plan proposes a 20mph zone along Queens Rd which any development would need to address.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommended that alternative redevelopment of this site would be appropriate.</p> <p>It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site has been assessed through the SHLAA and found to be non-developable because site ownership is unclear and occupied properties are currently on site. However, given the Employment Land & Premises recommendation, this site is considered an appropriate site to allocate. Site ownership and intention will be investigated as part of the preferred options consultation.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> |
| <u>HIN10: Hinckley AAP site: Land North of Mount Road, Hinckley</u> | |
| Previous Ref: UHIN04, EoI 456, EoI464, EoI 436, SHLAA031, EoI 492 | SHLAA Ref: AS333, 334, 653 |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including a minimum of 28 residential dwellings. See Hinckley Town Centre Area Action Plan- not open for consultation. |

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| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN11: Hinckley AAP site: Railway Station, Southfield Road, Hinckley</u> | |
| Previous Ref: UHIN07, EL40, EoI 495 | SHLAA Ref: AS336 |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 24 residential dwellings. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN12: Hinckley AAP site: Rugby Rd/Hawley Road, Hinckley</u> | |
| Previous Ref: UHIN06/11/12, EL40, EoI 076, EoI 281, EoI 494 | SHLAA Ref: AS337 |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 34 residential dwellings. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN13: Land rear of 47 and 49 Clarendon Road, Hinckley</u> | |
| Previous Ref: EoI 195 | SHLAA Ref: AS338 |
| Description: | Back gardens of 47 and 49 Clarendon Road. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 1 dwelling.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |

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| Justification for the proposal | <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is well located in relation to services and the Hinckley town centre.</p> |
| <u>HIN14: Hinckley AAP site: Bus Station, Hinckley</u> | |
| Previous Ref: UHIN08, EL32, EL33 | SHLAA Ref: AS339 |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 19 residential dwellings. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN15: 28-30 Westfield Road, Hinckley (known as ELS Timber Yard, South of Westfield Rd)</u> | |
| Previous Ref: EL73 | SHLAA Ref: AS344 |
| Description: | Small complex of employment buildings on the edge of the town centre. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 16 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Westfield Rd is identified as a radial cycle route in the Cycle Network Plan which suggests calming by means of narrowing or priority workings to encourage cycle use. If such measures are adopted, cycling slips should be incorporated to avoid riders being impeded by motorists. Development would be expected to contribute to this as appropriate.</p> <p>Noise attenuation may be required as the railway runs along the southern boundary.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> |

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| | Any development should be in line with Policy 1 of the Core Strategy. |
| Justification for the proposal | The Hinckley & Bosworth Employment Land & Premises Study recommended that alternative redevelopment of this site would be appropriate. |
| | It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land. |
| | The site has been assessed through the SHLAA and found to be non- developable because site ownership is unclear and occupied properties are currently on site. However, given the Employment Land & Premises recommendation, this site is considered an appropriate site to allocate. Site ownership and intention will be investigated as part of the preferred options consultation. |
| | The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley |
| <u>HIN16: Hinckley AAP site: Leisure Centre, Hinckley</u> | |
| Previous Ref: Eol 459, UHIN05 | SHLAA Ref: AS351 |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 55 residential dwellings. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN17: Hinckley AAP site: Atkins Factory, Hinckley</u> | |
| Previous Ref: UHIN02, EL85, UHIN02 | SHLAA Ref: AS357 & 358 |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 5 residential dwellings and 2200sqm of B1 use. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN18: Hinckley AAP site: Stockwell Head/ Concordia Theatre</u> | |
| Previous Ref: UHIN02, UHIN03, EL31 Eol 491 | SHLAA Ref: AS359 &361 |

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| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 51 residential dwellings and 1400sqm of B1 use. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN19: Factory, East of Teign Bank Road, Hinckley (ELS site)</u> | |
| Previous Ref: EL70 | SHLAA Ref: AS379 |
| Description: | Single storey factory in residential area. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 9 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Any proposal will need to link in with the Druid Quarter regeneration initiatives.</p> <p>Factory Road is identified as an area where calming would be beneficial in the Cycle Network Plan. Development would be expected to contribute to this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommended that alternative redevelopment of this site would be appropriate.</p> <p>It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site has been assessed through the SHLAA and found to be non- developable because site ownership is unclear and occupied properties are currently on site. However, given the Employment Land & Premises recommendation,</p> |

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| | <p>this site is considered an appropriate site to allocate. Site ownership and intention will be investigated as part of the preferred options consultation.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley</p> |
| <u>HIN20: Land rear of 124 Middlefield Lane, Hinckley</u> | |
| Previous Ref: Eol 538 | SHLAA Ref: AS601 |
| Description: | Residential cartilage of 124 Middlefield Lane, Hinckley |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 3 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Middlefield Lane is identified as a cycle route in the Cycle Network Plan. Development would be expected to link into this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>The site was assessed through the SHLAA and found to be non-developable due to access constraints. However, given the site is within the existing settlement boundary and access could be gained through 124 Middlefield Lane, this site has been put forward as a preferred option for development.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> <p>The site is well located in relation to services and the Hinckley town centre.</p> |
| <u>HIN21: Hinckley Boys Club, Stoke Road, Hinckley</u> | |
| Previous Ref: Eol 460 | SHLAA Ref: AS627 |
| Description: | Youth club on Stoke Road Hinckley. |

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| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 48 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Stoke Road is identified as a cycle route in the Cycle Network Plan. Development would be expected to link into this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>The site was assessed through the SHLAA and found to be non-developable because no areas of open space have been identified as surplus to requirements. However, the Youth Club, managed by a charity, is a private facility and therefore was not included in the Green Space Strategy as open space. Furthermore, as a new and improved youth centre, partially funded by the sale of the existing youth centre and funding from Department for Children Schools & Families, will be developed at Richmond Park, the development of this site for residential use is considered appropriate.</p> |
| <u>HIN22: Land south of 59 Langdale Road, Hinckley</u> | |
| Previous Ref: Eol 466 | SHLAA Ref: AS629 |
| Description: | Derelict council garages south of 59 Langdale Road |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 6 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |

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| Justification for the proposal | <p>It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley</p> |
| <u>HIN23: Land rear of 2-14 Middlefield Place, Hinckley</u> | |
| Previous Ref: Eol 474 | SHLAA Ref: AS636 |
| Description: | Car park and residential green (not allocated green space) |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 8 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Middlefield Place is identified as a cycle route in the Cycle Network Plan. Development would be expected to link into this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>Surplus council owned land within an existing residential area. It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley.</p> |

| <u>HIN24: Richmond Park Garage site, South of Richmond Park</u> | |
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| Previous Ref: | SHLAA Ref: AS637 |
| Description: | Council garages, south of Richmond Park |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 2 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>The path around Richmond Park is identified as a cycle route in the Cycle Network Plan which should be widened to accommodate shared use. Development would be expected contribute to this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>Surplus council owned land within an existing residential area. It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley</p> |
| <u>HIN25: Rear of 1 Middlefield Place, Hinckley</u> | |
| Previous Ref: | SHLAA Ref: AS649 |
| Description: | Council garages, rear of Middlefield Place. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 3 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs</p> |

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| | <p>surveys where they exist.</p> <p>Middlefield Place is identified as a cycle route in the Cycle Network Plan. Development would be expected to link into this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>Surplus council owned land within an existing residential area. It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley</p> |
| <u>HIN26: Garages adj 70 John Nichols Street, Hinckley</u> | |
| Previous Ref: | SHLAA Ref: AS651 |
| Description: | Council garages adjacent to 70 John Nichols Street. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 3 dwellings.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Coventry Road is identified as a key radial cycle route in the Cycle Network Plan where on-carriage cycle lanes should be provided. Development will be expected to contribute to this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core</p> |

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| Justification for the proposal | <p>Surplus council owned land within an existing residential area. It is a brownfield site, therefore development will enable the re-use of previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The site was assessed through the SHLAA and found to be suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley</p> |
| <u>HIN27: New Street Car Park, Hinckley</u> | |
| Previous Ref: Eol 496 | SHLAA Ref: AS654 |
| Description: | Small car park at New Street. Surrounded by residential/Victorian terraces and light industrial premises. |
| Suggested proposal: | <p>The proposal is for residential development providing a minimum of 1 dwelling.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Druid Street is identified in the Cycle Network Plan as a potential 20mph zone to encourage cycling. Development will be expected to contribute to this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| Justification for the proposal | <p>A car parking review has been undertaken by White Young Green as part of the Hinckley Town Centre Strategic Development Contributions SPD which supports the consolidation of car parking in Hinckley Town Centre. As a result, this car park is considered suitable for redevelopment as part of the car parking consolidation process.</p> <p>This site was assessed through the SHLAA and found to be</p> |

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| | <p>suitable, available and achievable. The overall assessment was that it was deliverable and developable.</p> <p>The site is in conformity with the Core Strategy that sets out the need to provide a minimum of 1120 dwellings within Hinckley</p> |
| <u>HIN28: Hinckley AAP site: North Warwickshire & Hinckley College Sites</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Suggested proposal: | Mixed use development including minimum of 60 residential dwellings. See Hinckley Town Centre Area Action Plan- not open for consultation. |
| Justification for the proposal | See Hinckley Town Centre Area Action Plan- not open for consultation. |
| <u>HIN29: Harrowbrook Industrial Estate, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Industrial Estate between Dodwells Road and Coventry Road. |
| Suggested proposal: | Retain for 100% employment. |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for employment as it is a key industrial estate for Hinckley and the borough.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN30: Dodwells Bridge Industrial Estate, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Industrial Estate to the west of Dodwells Road. |
| Suggested proposal: | Retain for 100% employment |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for employment as it is a key industrial estate for Hinckley and the borough.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment</p> |

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| | <p>opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN31: Hinckley Fields Industrial Estate, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Industrial Estate off Wheatfield Way. |
| Suggested proposal: | Retain for 100% employment |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for employment as it is a key industrial estate for Hinckley and the borough.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN32: EM Electricity, East of Nutts Lane, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Electricity station to the south of Hinckley between Nutts Lane and Logix Park. |
| Suggested proposal: | Retain for 100% employment |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for employment as the industrial estate is in a key location and consolidates a much wider employment location.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN33: Nutts Lane Industrial Estate, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Industrial estate to the south of Hinckley adjacent to the Ashby Canal. |
| Suggested proposal: | Retain for 100% employment |

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| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for employment as the industrial estate is a key local employment area and consolidates a much wider employment area around Logix Park.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN34: Land North of Coventry Road, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Land adjacent to the Ashby Canal, east of Harrowbrook Industrial Estate. |
| Suggested proposal: | Retain for 100% employment. |
| Justification for the proposal | <p>Planning permission is currently being implemented with the site being developed for employment. Consolidates a key employment location, the Harrowbrook Industrial Estate.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN35: Trinity Motors, North of Coventry Road, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Car retail premises, north of Coventry Road. |
| Suggested proposal: | Retain for 100% employment. |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for 100% employment uses.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN36: Paynes Garage, South of Coventry Road, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |

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| Description: | Small industrial estate close to the A5, to the west of Hinckley. |
| Suggested proposal: | Retain for 100% employment. |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for employment uses. It provides accommodation for large employers and small business space users.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN37: Factory, South of Mill Hill Road, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Converted factory complex providing small business space south of Mill Hill Road. |
| Suggested proposal: | Retain for 100% employment. |
| Justification for the proposal | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining this site for 100% employment uses.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The retention of this site will ensure a range of employment provision is available within Hinckley.</p> |
| <u>HIN38: Transco HQ/Jarvis Porter, Coventry Road, Hinckley</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Edge of town centre employment area off Coventry Road. |
| Suggested proposal: | Mixed use development. The western part of the site currently has planning permission for warehousing/storage units, retail warehousing and a drive through restaurant. The remainder of the site is retained for employment uses. Should the current planning application for retail uses on this site expire, the Council will seek to retain this site for employment uses to reflect its location outside the retail core. |
| Justification for the proposal | The Hinckley & Bosworth Employment Land & Premises Study recommends retaining 50% of the site for employment uses and allowing the other half to be |

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| | <p>developed for other higher value uses to encourage the area's redevelopment. The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The mixed use development of this site will ensure investment in outdated employment provision, ensuring a range of employment is available within Hinckley.</p> |
| <u>HIN39: Land at The Paddocks, Paddock Way</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | The allotments are located off Paddock Way. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | <p>The Hinckley & Bosworth Allotment Audit (2008) identified that there were 102 people on the waiting list for allotments in Hinckley. These waiting lists are evidence that there are high levels of demand for additional allotment provision within the main urban settlement of Hinckley.</p> <p>Allotment provision in Hinckley is located mainly to the north and west of the town. The location of these allotments will provide access to allotments to residents in the south of the town.</p> |
| <u>HIN40: Land adjacent to Swallows Green</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | The allotments are located adjacent to Swallows Green, off Harwood Drive. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | <p>The Hinckley & Bosworth Allotment Audit (2008) identified that there were 102 people on the waiting list for allotments in Hinckley. These waiting lists are evidence that there are high levels of demand for additional allotment provision within the main urban settlement of Hinckley.</p> <p>Allotment provision in Hinckley is located mainly to the north and west of the town. The location of these allotments will provide access to allotments to residents in the east of the town.</p> |
| <u>HIN41: Council Depot, Middlefield Lane, Hinckley</u> | |
| Previous Ref: Eol 457, EL36 | SHLAA Ref: AS385 |
| Description: | Council depot adjacent to Hinckley Fields Industrial Estate. |

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| <p>Suggested proposal:</p> | <p>Retain for 25-50% employment and redevelop the rest for a minimum of 47 dwellings.</p> <p>There is an opportunity to develop small business space on part of the site, linked into, and accessed from Hinckley Fields Industrial Estate.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Middlefield Lane is identified in the Cycle Network Plan as a cycle route. Development will be expected to link in with this route as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| <p>Justification for the proposal</p> | <p>The Hinckley & Bosworth Employment Land & Premises Study recommends retaining 25-50% of the site for employment uses and allowing the rest to be developed for housing.</p> <p>This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The mixed use development of this site will ensure a quality development, linking well with the neighbouring residential areas whilst protecting employment provision in Hinckley.</p> |
| <p><u>HIN42: Area of Mixed Uses, Upper Bond Street, Hinckley</u></p> | |
| <p>Previous Ref: N/A</p> | <p>SHLAA Ref: N/A</p> |
| <p>Description:</p> | <p>Mixed use Druid Quarter Area.</p> |
| <p>Suggested proposal:</p> | <p>Retain for 25-50% employment and redevelop the rest for a minimum of 61 dwellings.</p> <p>Retain architecturally significant buildings. Clear poor grade</p> |

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| | <p>space to enable sustainable employment use- allowing improved car parking and servicing.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Hinckley, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Upper Bond Street is identified in the Cycle Network Plan as a 20mph zone to encourage safe cycling. Development will be expected to contribute to this as appropriate.</p> <p>Development will be expected to contribute to new green space provision or improvements to the quality of existing provision in line with Core Strategy Policy 19 and the implementation of the green infrastructure network in line with Core Strategy Policy 20.</p> <p>Any development should be in line with Policy 1 of the Core Strategy.</p> |
| <p>Justification for the proposal</p> | <p>Hinckley & Bosworth Employment Land & Premises Study recommends retaining 25-50% of the site for employment uses and allowing the rest to be developed for other uses.</p> <p>This site is on brownfield land and will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Hinckley to ensure there is a range of employment opportunities within Hinckley.</p> <p>The mixed use development of this site will ensure a quality development whilst protecting employment provision in Hinckley.</p> |
| <p><u>HIN43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/66/67/68:</u> <u>Hinckley Open Space</u></p> | |
| <p>Previous Ref: N/A</p> | <p>SHLAA Ref: N/A</p> |
| <p>Description:</p> | <p>There are twenty five identified open spaces within Hinckley that are distributed across the settlement. These include:</p> <ul style="list-style-type: none"> • Rutland Avenue (HIN43); • Granby Road (HIN44); • Preston Road (HIN45); • Wykin Park (HIN46); • Trinity Vicarage (HIN47); • Swallows Green (Barwell Lane) (HIN48); • Queens Park (HIN49); • Langdale Recreation Ground (HIN50); • Ferndale Grove (HIN51); |

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| | <ul style="list-style-type: none"> • Canal Way (HIN52); • Laxford Close (HIN53); • Mallard Drive (HIN54); • Richmond Park (HIN55); • Kirfield Drive (HIN56); • Jellicoe Way (HIN57); • Granville Road (HIN58); • Glenbarr Drive (HIN59); • The Rock Gardens (HIN60); • Odstone Drive (HIN61) • Brosdale Drive (HIN62) • Clifton Way (HIN63); • Clarendon Park (HIN64); • Mount Road Car Park (HIN66); • Hollycroft Park (HIN67); • Waterside Park (HIN68) |
| Suggested proposal: | The above areas of open space will be retained for use as open space and amenity areas. |
| Justification for the proposal | <p>The Open space Quantity and Accessibility Audit (2005) identified that Hinckley has deficiencies in the quality, quantity and accessibility of green space and play provision. The allocation of these sites as open space will protect them from alternative development and where appropriate S106 monies will be used to improve the quality of these areas.</p> <p>The allocation of these sites is in conformity with Policies 10 and 19 of the Core Strategy.</p> |
| <u>HIN65: Westfield County Primary School</u> | |
| Previous Ref: N/A | |
| SHLAA Ref: N/A | |
| Description: | Located off Westfield Road, this is the existing site for Westfield Infant and Westfield Junior School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>HIN69/70/71/72: Existing Hinckley Allotments</u> | |
| Previous Ref: N/A | |
| SHLAA Ref: N/A | |
| Description: | <p>There are four existing allotments within Hinckley. These include:</p> <ul style="list-style-type: none"> • Hollycroft Allotments (HIN69); • Langdale Road Allotments (HIN70); • Middlefield Lane Allotments (HIN71); and • Wykin Road Allotments (HIN72). |

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| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The audit of Hinckley Allotments took place on 7 April 2008 and found that there were 102 people on the waiting list. These waiting lists are evidence that there is a need to retain existing allotments in Hinckley. |
| <u>HIN73/74/75/76/77/78/79/80/81: Local Centres</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | There are 9 local centres within Hinckley. These are: <ul style="list-style-type: none"> • Hawley Road (HIN73); • Barwell Lane (HIN74); • Tudor Road (HIN75); • Stoke Road (HIN76); • Northern Perimeter Road (HIN77); • Ashby Road (HIN78); • Clifton Way (HIN79); • Rugby Road (HIN80); • Coventry Road/Northfield Road (HIN81) |
| Suggested proposal: | Allocate as local service centres within Hinckley. |
| Justification for the proposal | PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus of investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this. Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged. |
| <u>HIN82: Hinckley Town Centre Boundary</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | The Hinckley Town Centre |
| Suggested proposal: | Identify the Hinckley Town Centre Boundary as illustrated in the Hinckley Town Centre Area Action Plan. |
| Justification for the proposal | Safeguarding and enhancing the quality and character of the Hinckley Town Centre is a prime objective of the Borough Council, as illustrated by the development of the Hinckley Town Centre Area Action Plan. The town centre is the main shopping focus for the borough, providing a wide range of retail facilities and services for the community, supporting Hinckley's role as a sub-regional |

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| | <p>centre.</p> <p>Specific policies relating to the town centre are included in the Hinckley Town Centre Area Action Plan.</p> |
| <u>HIN83: Hinckley Settlement Boundary</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | The settlement boundary for Hinckley urban area. |
| Suggested proposal: | To revise the settlement boundary for Hinckley urban area. |
| Justification for the proposal | <p>In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to revise the settlement boundary. The settlement boundary for Hinckley has been amended from the existing Local Plan boundary to incorporate the existing Waterside Park Estate (Coventry Road), HIN01, HIN02, HIN03, HIN04, HIN05, HIN06, HIN32, HIN33. The Waterside Park Estate was built out during the last local plan period as a result of a planning permission awarded on appeal. HIN01, HIN02, HIN03, HIN04, HIN05 and HIN06 are proposed housing allocations whilst HIN32 and HIN33 are existing built employment sites and have been incorporated into the Hinckley Settlement Boundary.</p> <p>Please note: The Hinckley (urban area) settlement boundary is different to the Hinckley Town Centre Boundary. The settlement boundary encapsulates the settlement as a whole, including residential areas and land which resides outside of the immediate town centre core.</p> |
| <u>HIN84: Land off the A5, Opposite Lime Kiln</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Land north of Hydes Lane (west of A5), Hinckley |
| Suggested proposal: | Allocation of approximately 0.2 ha of the land for a transit site up to a caravan capacity of 10 for use by gypsy and travellers. |
| Justification for the proposal | <p>Information received from Leicestershire County Council has shown that a high proportion of unauthorised gypsy and traveller encampments recorded between 1996 – 2007 have been located within the south of the Borough around Hinckley. It is considered that transit sites are best placed to be located in areas with a history of unauthorised encampments.</p> <p>Due to its proximity to the strategic road network, it is considered that Hinckley is an accessible settlement with good links to the rest of the Borough and surrounding areas.</p> <p>As this site has previously been developed for use as a small residential gypsy and traveller site it is considered that there is a current adequate site access from Hydes Lane. It is suggested that this site could accommodate a small transit site extension for up to 10 caravans.</p> |

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| | In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Hinckley. |
| <u>HIN85: Land at Sunnyside Hospital</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Land behind Sunnyside (Community) Hospital, Ashby Road. |
| Suggested proposal: | Expansion land for the extension of the existing Hinckley & Bosworth Community Hospital into a 'one stop health hub'. Improved public transport, walking and cycling routes from Hinckley town centre, Barwell and Earl Shilton must be provided as part on any expansion plans. |
| Justification for the proposal | The PCT is proposing to consolidate services into a 'one stop health hub' to provide core community hospital services (inpatient beds, theatres, outpatient and diagnostic services) from one location. |
| <u>HIN86: See Alternative Options in Appendix 6</u> | |
| <u>HIN87: Clarendon Park</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Land to the north west of Clarendon Park |
| Suggested proposal: | Allocate as a community facility. If not required, protect as open space. |
| Justification for the proposal | The Local Planning Authority will generally support proposals related to the operational needs of the education system, particularly where this will result in better education facilities. This land was reserved for additional school or college buildings in the adopted local plan. If it can be proven that there is no need for additional educational provision, then the site would be protected for open space. |
| <u>HIN88: Battling Brook Primary School</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |
| Description: | Located off Frederick Avenue Hinckley, this is the existing site for the Battling Brook Primary School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>HIN89: Redmoor High School and Dorothy Goodman Lower School</u> | |
| Previous Ref: N/A | SHLAA Ref: N/A |

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| Description: | Located off Wykin Road, Hinckley, this is the existing site for the Redmoor High School and the Dorothy Goodman Lower School. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN90: Richmond Primary School</u> | | |
| Previous Ref: N/A | | SHLAA Ref: N/A |
| Description: | Located off Stoke Road, Hinckley, this is the existing site for the Richmond Primary School. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN91: Land north of Mile House Farm</u> | | |
| Previous Ref: N/A | | SHLAA Ref: N/A |
| Description: | Land north of Mile House Farm, off Barwell Lane. | |
| Suggested proposal: | Allocate as a community facility. If not required, de-allocate. | |
| Justification for the proposal | <p>Local Planning Authority will generally support proposals related to the operational needs of the education system, particularly where this will result in better education facilities. This land was reserved for additional school or college buildings in the last local plan.</p> <p>If it can be proven that there is no need for additional educational provision, then the site will be de-allocated.</p> | |
| <u>HIN92: Hinckley Canoe Club</u> | | |
| Previous Ref: N/A | | SHLAA Ref: N/A |
| Description: | Land off Ashby Road, rear of Asda supermarket. | |
| Suggested proposal: | Land for expansion of Ashby Road Cemetery. | |
| Justification for the proposal | Ashby Road Cemetery is close to reaching capacity. This land is adjacent to the existing cemetery and is protected for cemetery expansion in the existing local plan. | |
| <u>HIN93: Mount Grace High School</u> | | |
| Previous Ref: N/A | | SHLAA Ref: N/A |
| Description: | Located off Leicester Road, Hinckley, this is the existing site for the Mount Grace High School. | |
| Suggested proposal: | Allocate as a community facility. | |

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| Justification for the proposal | As an existing and utilised high school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN94: John Cleveland College</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |
| Description: | Located off Butt Lane, Hinckley, this is the existing site for the John Cleveland College. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN95: Dorothy Goodman School</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |
| Description: | Located off Middlefield Lane, Hinckley, this is the existing site for the Dorothy Goodman Upper School. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN96: Holliers Walk Primary School</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |
| Description: | Located off Holliers Walk, Hinckley, this is the existing site for the Holliers Walk Primary School. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN97: St Peter's Catholic Primary School</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |
| Description: | Located off London Road, Hinckley, this is the existing site for the St Peter's Catholic Primary School. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>HIN98: Health Care Provision</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |

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| Description: | Hinckley District Hospital located at Mount Road, Hinckley. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | This is the existing site of the Hinckley and District Hospital, offering outpatient services including surgery, gynecology, orthopedics, gastroenterology and pediatrics. Facilities also include a day case unit. As an existing facility, close to the town centre, it is deemed necessary to retain this for community uses. | |
| <u>HIN99: Ashby Road Cemetery</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |
| Description: | Existing cemetery located off Ashby Road, Hinckley | |
| Suggested proposal: | Allocate as an Area of Special Character and open space. | |
| Justification for the proposal | <p>As an existing cemetery within Hinckley, the protection of this site through its allocation is necessary to ensure that it is retained for its current use. In addition it is also an Area of Special Character.</p> <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered 'special'.</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> | |
| <u>HIN100: Wharf Pit</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |
| Description: | Located behind the Wharf Inn off Coventry Road, Hinckley. | |
| Suggested proposal: | Allocate as open space. | |
| Justification for the proposal | There are deficiencies in open space provision to the south west of Hinckley. Allocation of this site will help to redress these deficiencies and recognises the important recreational function the Wharf Pit currently fulfils, particularly in relation to water sports. | |
| <u>HIN101: Little Pit</u> | | |
| Previous Ref: N/A | SHLAA Ref: N/A | |

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| Description: | Located off Barwell Lane in Hinckley |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | This site is currently used by the Hinckley Angling Club for recreation purposes and is a local wildlife site. It has been identified by the Hinckley & Bosworth Green Infrastructure Strategy as an area which could undergo changes in management and/or access to provide a wider recreational function as an important component of the Hinckley Town Centre Green Infrastructure. |

Kirkby Mallory: Preferred Options

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| KIR01 | The Leys | Open Space |
| KIR02 | Kirkby Mallory Settlement Boundary | Settlement boundary |
| KIR03 | Land to the South of Church Road | Area of Special Character and open space |

| <u>KIR01: The Leys</u> | |
|---|---|
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Abutting the settlement boundary to the west and accessed from Main Street, this 1.73ha site is an existing open space frequently used for cricket. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | Listed in the Council's Green Space Strategy (2007) this site obtained a 27.8% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved. |
| <u>KIR02: Kirkby Mallory Settlement Boundary</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The settlement boundary for Kirkby Mallory. |
| Suggested proposal: | Define the development boundary of Kirkby Mallory. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>KIR03: Land to the South of Church Road</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | South of Church Road, this site provides the location and setting of attractive period properties and established trees. |
| Suggested proposal: | Allocate as an Area of Special Character. |
| Justification for the proposal | The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special". In order to safeguard such sites of importance, the site allocations document and Policy CHR3 of the Generic DC policies seek to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements. |

Market Bosworth Preferred Options

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|---|-----------------|---|-----------------------|
| MKBOS01 | Market Bosworth | North of Station Road, Market Bosworth | Residential |
| MKBOS02 | Market Bosworth | Land south west of Market Bosworth | Residential |
| MKBOS03 | Market Bosworth | Industrial Estate, South of Station Road, Market Bosworth | Identified Employment |
| MKBOS04 | Market Bosworth | Market Bosworth Battlefield Line Station | Railway Station |
| MKBOS05 | Market Bosworth | Market Place, Local Centre | Local Centres |
| MKBOS06 | Market Bosworth | St Peters Close | Open Space |
| MKBOS07 | Market Bosworth | Heath Road | Open Space |
| MKBOS08 | Market Bosworth | Northumberland Avenue | Open Space |
| MKBOS09 | Market Bosworth | Stanley Road | Open Space |
| MKBOS10 | Market Bosworth | Weston Drive | Open Space |
| MKBOS11 | Market Bosworth | Market Bosworth Country Park Playground | Open Space |
| MKBOS12 | Market Bosworth | Parish Field | Open Space |
| MKBOS13 | Market Bosworth | Area of Open Space south of Station Road | Open Space Allocation |
| MKBOS14 | Market Bosworth | Neighbourhood Equipped Area of Play north of Station Road | Open Space Allocation |
| MKBOS15 | Market Bosworth | Shenton Lane | Existing allotments |
| MKBOS16 | Market Bosworth | Station Road | Existing allotments |
| MKBOS17 | Market Bosworth | Extension to Industrial Estate, Station Road | Employment Allocation |
| MKBOS18 | Market Bosworth | Car Park | Car Park |
| MKBOS19 | Market Bosworth | Market Bosworth Park | Country Park |
| MKBOS20 | Market Bosworth | St Peters C of E Primary School | Community Facility |
| MKBOS21 | Market Bosworth | Market Bosworth Settlement Boundary | Settlement boundary |
| MKBOS22 | Market Bosworth | Playing Fields | Community Facility |
| MKBOS23 | Market Bosworth | High School | Community Facility |
| MKBOS24 | Market Bosworth | Dixie Grammar | Community Facility |
| <u>MKBOS25ALT: Alternative Option – See Appendix 6</u> | | | |

| <u>MKBOS01: Land to the north of Station Road</u> | |
|---|---|
| Site Ref: EOI 158, 239 & 372 | SHLAA Ref: AS392 |
| Description: | This site is bordered by built development to the east, south & west. To the north there is a golf course that is currently being constructed. As part of the golf course development an access road runs through the site. |
| Suggested proposal: | <p>This proposal is for a residential development. The site should accommodate 60 residential units.</p> <p>Consideration should be given to the railway line to the west of the site that is identified as a wildlife corridor.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Market Bosworth, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Any development proposal needs to ensure satisfactory access onto Station Road. There is an existing access to the Golf Course and this should be utilised and improvements made to the junction with Station Road.</p> <p>The proposal should also allow for improved cycle and pedestrian routes along Station Road. Development abutting the boundary of the green/wildlife corridor should be done so sympathetically to enhance the biodiversity offering.</p> <p>The development should also investigate mechanisms to incorporate improved connectivity to the Local Centre and Bosworth Trust as outlined in the option below.</p> <p>MKBOS14 is for a Neighbourhood Equipped Area of Play this preferred option will make contributions to enable this allocation to come forward.</p> |
| Justification for the proposal | <p>The scheme would allow for a natural extension to the current settlement with built development already bordering three sides of the site. Any development would have to respect the rising topography eastwards.</p> <p>This location is a suitable greenfield site adjacent to the settlement for a number of reasons. The site is located within 400 metres of a bus stop providing good public transport links; within 400 metres of a primary school and 400 metres to open space. The site is located within 800 metres of a local centre and a post office.</p> <p>This proposal is in conformity with Policy 11 of the Core Strategy.</p> |
| <u>MKBOS02: Land south-west of Market Bosworth</u> | |
| Previous Ref: EOI 97, 142, 150, 158, 290, 343, 445 & 453 | SHLAA Ref: 393 |

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| Description: | This preferred option is located to the south of Station Road and is bounded by Bosworth Battlefield Line to the east and Ashby Canal to the west. |
| Suggested proposal: | <p>The allocation is for 40 residential dwellings.</p> <p>Consideration should be given to the railway line to the west of the site that is identified as a wildlife corridor.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Market Bosworth, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Any development proposal needs to ensure satisfactory access onto Station Road. The access point should be off the existing roundabout located at the Station Road and Wellsborough Road junction.</p> <p>The proposal should also allow for improved cycle and pedestrian routes along Station Road and Bosworth Water Trust.</p> <p>This allocation will assist the implementation of MKBOS04 – the reintroduction of Market Bosworth Battlefield Line Station.</p> <p>MKBOS13 is an allocation for open space which will serve new and existing residents. It will also compliment MKBOS02 this allocation should aid the implementation of the proposal.</p> |
| Justification for the proposal | <p>The scheme would allow for a natural extension to the current settlement with built development already bordering three sides of the site. Any development would have to respect the rising topography eastwards.</p> <p>This location is a suitable greenfield site adjacent to the settlement for a number of reasons. The site is located within 400 metres of a bus stop providing good public transport links; and 400 metres to open space. The site is located within 800 metres of a primary school, local centre and a post office.</p> <p>This proposal is in conformity with Policy 11 of the Core Strategy.</p> <p>The proposal will enable the implementation of MKBOS02 and MKBOS13.</p> |
| <u>MKBOS03: Industrial Estate South of Station Road</u> | |
| Previous Ref: n/a | SHLAA Ref: AS597 |
| Description: | A small industrial estate south of Station Road. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |

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| Justification for the proposal | <p>The retention of this site will ensure employment provision within Market Bosworth.</p> <p>The Core Strategy requires the protection of allocated employment sites from other uses within Market Bosworth to ensure there is a range of employment opportunities.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>MKBOS04: Market Bosworth Battlefield Line Station</u> | |
| Previous Ref: | SHLAA Ref: AS393 |
| Description: | There are a number of dilapidated buildings existing within the vicinity of the station. There is a small pedestrian access to the site. |
| Suggested proposal: | Allocate as Market Bosworth Battlefield Line Station. |
| Justification for the proposal | <p>The Market Bosworth Battlefield Line Station is important in relation to Market Bosworth's heritage and promotes tourism within the wider Borough.</p> <p>In March 2008 a number of the buildings were seriously vandalised. It is essential that the station is brought back into use as a visitor and heritage attraction. The Station is adjacent to MKBOS02 and will provide natural surveillance to prevent future vandalism.</p> <p>The reintroduction of the station will have social, economic and environmental benefits to the local and wider community.</p> |
| <u>MKBOS05: Market Place Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | There are 37 units within the local centre this includes: 1 Clock Shop, 1 Delicatessen, 3 Clothes Shops, 3 Hair Salons, 3 Graphics/Galleries, 2 Butchers, 1 grocers, 1 Gift Shop, 1 Newsagents, 1 Antiques Shop, 1 Post Office, 1 Beauty Salon, 1 Pharmacy, 1 Floral Services, 1 Co-Op, 2 Cafes, 1 Italian Restaurant, 1 Indian Restaurant, 1 Chinese Takeaway, 1 Fish and Chips Shop, and 5 public houses/hotels. |
| Suggested proposal: | Allocate as a local service centre within Market Bosworth. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midlands Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |

| <u>MKBOS06-12: Open Space and Amenity Areas</u> | |
|---|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | <p>There are numerous open spaces within Market Bosworth:</p> <ul style="list-style-type: none"> • St Peters Close • Heath Road • Northumberland Avenue • Stanley Road • Weston Drive • Market Bosworth Country Park Playground • Parish Field |
| Suggested proposal: | <p>The following open spaces are to be allocated as open space:</p> <p>MKBOS06: St Peters Close MKBOS07: Heath Road MKBOS08: Northumberland Avenue MKBOS09: Stanley Road MKBOS10: Weston Drive MKBOS11: Market Bosworth Country Park Playground MKBOS12: Parish Field</p> |
| Justification for the proposal | <p>The open spaces received the following quality scores in the Green Space Strategy Audit of Provision (Update 2007):</p> <p>St Peters Close – 37% Heath Road – 60% Northumberland Avenue – 42.9% Stanley Road – 42.9% Weston Drive – 45.7% Market Bosworth Country Park Playground – 48.3% Parish Field – 52.2%</p> <p>The allocation of these sites can help safeguard it as a valued recreational space and offer an opportunity for enhancement in the future.</p> <p>The provision of accessible open space for all residents across the borough is key to the strategic objectives of the LDF and is supported by Policy 19 of the Core Strategy.</p> |
| <u>MKBOS13: Area of Open Space South of Station Road</u> | |
| Previous Ref: n/a | SHLAA Ref: AS393 |
| Description: | The site is currently occupied a cottage and associated gardens. |
| Suggested proposal: | Allocate as an area of open space to complement the reintroduction of Market Bosworth Battlefield Line Railway Station. |
| Justification for the proposal | <p>This area of open space will serve existing and new residents. The area is currently deficient in open space; as identified within the Green Space Strategy Audit of Provision (Update 2007).</p> <p>It will play an integral role in the revitalisation of the Market Bosworth Battlefield Line Station providing a supporting role for</p> |

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| | visitors to the Station and will act as a green link between Ashby Canal and the Battlefield Line. |
| <u>MKBOS14: Neighbourhood Equipped Area of Play north of Station Road</u> | |
| Site Ref: EOI 158, 239 & 372 | SHLAA Ref: AS392 |
| Description: | This site is bordered by built development to the east and south; & MKBOS01 to the west. |
| Suggested proposal: | Allocate as a Neighbourhood Equipped Area of Play. |
| Justification for the proposal | In consultation with Hinckley and Bosworth Green Space Team it was identified that a Neighbourhood Equipped Area of Play is required within Market Bosworth. This is illustrated within the Green Space Strategy that shows that the majority of Market Bosworth is not within an Equipped Area of Play buffer zone. The location was identified as it is adjacent to the existing settlement boundary and can come forward alongside MKBOS01. |
| <u>MKBOS15: Shenton Lane Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Shenton Lane Allotments is a privately owned site consisting of 15 plots. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The Allotment Audit (2008) identifies that all allotment plots at Shenton Lane are tenanted and there are people on the waiting list. This illustrates that the allotments are well utilised and there is strong demand for allotments within Market Bosworth and provision should be retained. |
| <u>MKBOS16: Station Road Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | There are 6 plots on the Station Road Allotment Site. |
| Suggested proposal: | Allocate the allotments for retained allotment use. |
| Justification for the proposal | There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The Allotment Audit (2008) identifies that all allotment plots are tenanted and there are 6 people on the waiting list for the Station Road Allotments site. This illustrates that the allotments are well utilised and there is strong demand for allotments within Market Bosworth and provision should be retained. |

| <u>MKBOS17: Extension to Station Road Industrial Estate</u> | |
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| Previous Ref: | SHLAA Ref: |
| Description: | The site is adjacent to the existing Station Road Industrial estate and surrounded by countryside to the south. |
| Suggested proposal: | Employment provision to extend and consolidate the existing Industrial Estate. |
| Justification for the proposal | The allocation will naturally extend the existing industrial estate. The Core Strategy supports additional employment provision to meet local needs to ensure residents can access local employment opportunities. |
| <u>MKBOS18: Car Park</u> | |
| Previous Ref: EOI098 | SHLAA Ref: AS399 |
| Description: | The site is adjacent to Market Bosworth High School off Back Lane |
| Suggested proposal: | Allocate as a car park to support Dixie Grammar School and Market Bosworth Local Centre. The site should be brought forward sympathetically in relation to the existing landscape and views in particular regard should be given to the materials used. |
| Justification for the proposal | The Core Strategy Policy 11 identifies the provision of a new car park for use by Dixie Grammar School and Market Bosworth Local Centre. This site was selected as it is within close walking distance to both Dixie Grammar School and Market Bosworth Local Centre |
| <u>MKBOS19: Market Bosworth Park</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Market Bosworth Park, east of the settlement of Market Bosworth. |
| Suggested proposal: | Allocate Market Bosworth Park as a Country Park. |
| Justification for the proposal | As a Country Park designated by Leicestershire County Council and as a place of valued recreation for walkers and cyclists, it is important to safeguard and have regard to Market Bosworth Park. |
| <u>MKBOS20: St Peters Church of England Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Station Road and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |

| <u>MKBOS21: Market Bosworth Settlement Boundary</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Market Bosworth. |
| Suggested proposal: | To revise the settlement boundary of Market Bosworth taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Market Bosworth it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>MKBOS22: Playing Fields</u> | |
| Previous Ref: EOI099 | SHLAA Ref: AS398 |
| Description: | The playing fields are located to the rear of Market Bosworth High School and provide a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised playing field it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>MKBOS23: Market Bosworth High School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Back Lane and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>MKBOS24: Dixie Grammar School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The school is located off Market Place and provides a key service to the community. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised school it serves the community, it is deemed necessary to retain this for community purposes and as an established community facility. |
| <u>MKBOS25ALT: Alternative Option – Appendix 6</u> | |

Markfield: Preferred Options

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| MARK01 | Markfield | Land to the South of London Road, Markfield | Residential |
| MARK02 | Markfield | Land off Pinewood Drive, Markfield | Residential (C3) |
| MARK03 | Markfield | Land at the George Inn, Main Street, Markfield | Residential |
| MARK04 | Markfield | Land at Miners Welfare Institute, Main Street, Markfield | Residential |
| MARK05 | Markfield | South of Ashby Road, Markfield | Residential |
| MARK06 | Markfield | Land at Forest Road, Markfield | Residential |
| MARK07 | Markfield | Industrial Estate, South of Ashby Road, Markfield | Identified Employment |
| MARK08 | Markfield | Land off Hill Lane | Employment Allocation |
| MARK09 | Markfield | Chitterman Way | Open Space |
| MARK10 | Markfield | Jubilee Playing Field, Mayflower Court | Open Space |
| MARK11 | Markfield | Launde Road | Open Space |
| MARK12 | Markfield | Hill Hole Quarry | Existing allotments |
| MARK13 | Markfield | South of London Road | Allotment Allocation |
| MARK14 | Markfield | Main Street Local Centre | Local Centres |
| MARK15 | Markfield | Chitterman Way, Local Centre | Local Centres |
| MARK16 | Markfield | Markfield Cemetery | Area of Special Character and open space |
| MARK17 | Markfield | Markfield Settlement boundary | Settlement boundary |
| MARK18 | Markfield | Sheet Hedges Wood (needs mapping) | Open Space |
| MARK19 | Markfield | Alter Stones (needs mapping) | Open Space |
| MARK20 | Markfield | Land at Copt Oak | Gypsy and Traveller Site (Residential) |
| MARK21 | Markfield | Link Rise | Open Space |
| MARK22 | Markfield | Mercenfeld Primary School | Community Facility |
| MARK23 | Markfield | Countryman Way | Open Space |
| MARK24ALT: Alternative Option – See Appendix 6 | | | |

| MARK01: Land to the South of London Road | |
|---|---|
| Site Ref: EOI95, 249 & 338 | SHLAA Ref: AS406 |
| Description: | Currently known as Lower Grange Farm, this site is located off London Road in the southern part of the settlement. |
| Suggested proposal: | Allocate the 2.26ha site for the residential development for 44 dwellings and incorporate provision for residential gypsy and traveller accommodation. |
| Justification for the proposal | Policy 8 of the Core Strategy advocates the allocation of land for a minimum of 80 new homes which will need to demonstrate that the number, type and mix of housing proposed will meet the needs of people living and working in Markfield, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. |

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| | <p>This site lends itself to the natural growth of the settlement.</p> <p>Located within 400m of a bus stop, primary school, the local centre and post office, this site is well located to serve the needs of the occupants of the site.</p> <p>Direct access to this site could be secured via London Road.</p> |
| <u>MARK02: Land off Pinewood Drive</u> | |
| Site Ref: EOI 101, 104 & 226. | SHLAA Ref: AS407 |
| Description: | Pinewood Drive intersects and sub-divides land fronting Ratby Lane. Site comprises two parcels of land where both sides are overgrown and not so well kept. |
| Suggested proposal: | <p>Proposal for a minimum of 15 residential dwellings.</p> <p>To transform a derelict, neglected and under-utilised space into older person's accommodation for an ageing population with the aim to accomplish independent living among the elderly.</p> <p>Any development proposal will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Markfield, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> <p>Access is available from residential estate or Thornton Lane.</p> <p>The sitting and scale of the proposed development needs to be appropriately related to its setting within the National Forest and therefore respect the character and appearance of the wider countryside.</p> <p>Proposal needs to contribute towards the delivery of the National Forest Strategy.</p> |
| Justification for the proposal | <p>Although the site is not within or adjacent to settlement boundary, it has been deemed suitable as an exception site because the residential development will be on the edge of an existing housing estate designed and managed for the elderly. The site lies adjacent to Markfield retirement village.</p> <p>Site assessed through the SHLAA and was found to be available and achievable.</p> <p>In order to sustainably meet all types of housing requirements, especially when demographic trends highlight an ageing population. Further the site consists of derelict land forming a niche, adjacent to an existing retirement complex and would be ideally suited for this type of housing development.</p> |
| <u>MARK03: Land at the George Inn, Main Street</u> | |
| Site Ref: EOI 615 | SHLAA Ref: N/A |
| Description: | The George Inn 78 Main Street (former workingman's club). |
| Suggested proposal: | Proposed development for a minimum of 9 residential |

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| | <p>dwellings.</p> <p>The initial feasibility drawings submitted suggest that the George Inn will be demolished to improve access. This has caused objection on conservation grounds because the George Inn is an important heritage building in the heart of the Conservation Area which cannot be demolished. Any proposal has to involve a joint scheme with the Co-op to resolve the access issue.</p> <p>Developers will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Markfield, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| Justification for the proposal | This site has been deemed suitable for residential development because it is brownfield land within the settlement boundary. Developing this site will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008), which advocates that when assessing the suitability of sites for development; priority should be given to making best use of previously developed land and vacant and under-used buildings. |
| <u>MARK04: Land at Miners Welfare Institute, Main Street</u> | |
| Site Ref: EOI 629 | SHLAA Ref: N/A |
| Description: | Land at Miners Welfare Institute, Main Street, Markfield. |
| Suggested proposal: | The development of 2 residential dwellings. |
| Justification for the proposal | <p>The site submitted has been deemed suitable for residential development because it is brownfield land within the settlement boundary. Developing this site will enable the re-use of vacant previously developed land. This reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008), which advocates that when assessing the suitability of sites for development; priority should be given to making best use of previously developed land and vacant and under-used buildings.</p> <p>Access from Main Street (adopted).</p> |
| <u>MARK05: South of Ashby Road</u> | |
| Previous Ref: EOI 630 | SHLAA Ref: n/a |
| Description: | This site is located within the North West of Markfield. |
| Suggested proposal: | The development of 9 residential dwellings. |
| Justification for the proposal | A brownfield site located within the settlement boundary. Policy 3 the draft East Midlands Regional Plan (Proposed Changes 2008) states that in assessing the suitability of sites for development priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions. |

| <u>MARK06: Land at Forest Road</u> | |
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| Previous Ref: EOI 313 | SHLAA Ref: AS411 |
| Description: | Forest Road paddock adjacent to Markfield Conservation Area. |
| Suggested proposal: | This proposed housing scheme will comprise 1 residential dwelling. |
| Justification for the proposal | <p>Site was assessed through the SHLAA and found to be suitable, available and achievable. Because this brownfield site is a vacant paddock and located inside the settlement boundary, it makes sense for infill development. Policy 3 of the draft East Midlands Regional Plan (Proposed Changes 2008) states that in assessing the suitability of sites for development priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.</p> <p>Nevertheless, regard must be had for character and setting due to proximity of Conservation Area. The Core Strategy requires new development to respect the character and appearance of the Markfield Conservation Area by incorporating locally distinctive features of the conservation area into the development.</p> <p>Vehicular access to site via Forest Road (adopted). The introduction of 30mph speed has made possible access acceptably safe and which has been confirmed by landowner with County Highway team.</p> |
| <u>MARK07: Industrial Estate, South of Ashby Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Accessible, modern industrial estate on outskirts of Markfield. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Markfield.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use and identifies the site as a key rural employment area.</p> <p>The Core Strategy document states that identified employment sites should be protected from development for other uses to ensure Markfield residents have access to local employment opportunities.</p> <p>Accessible location. Close to strategic transport routes (i.e. M1 and A50).</p> |

| <u>MARK08: Land off Hill Lane</u> | |
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| Previous Ref: EOI156 & 157 | SHLAA Ref: AS415 |
| Description: | <p>Land at Hill Lane (adjacent to Industrial Estate).</p> <p>Predominantly rural site incorporating large industrial estate situated on the northern boundary. Site lies on the outskirts of Markfield.</p> |
| Suggested proposal: | Employment provision will extend the existing Industrial Estate and for that reason this site is allocated as employment use. |
| Justification for the proposal | <p>In its entirety the site will naturally extend the existing industrial estate. The Core Strategy supports additional employment provision to meet local needs to ensure Markfield residents can access local employment opportunities.</p> <p>Because the site and its surroundings was characterised as generally rural in the SHLAA, it is essential the siting and scale of the proposed development is appropriately related to its setting within the National Forest and therefore respects the character and appearance of the wider countryside.</p> <p>The site's location on the peripheral edge of Markfield village is ideal for the logistics of industry. The site is near to national and regional transport routes, for example, the M1 and A50, which can be accessed without heavy haulage needing to enter Markfield village. Accessibility to the site is suitable as access could be achieved through the adjacent industrial estate.</p> |
| <u>MARK09-11; 18, 19 & 21 Open space and amenity areas</u> | |
| Description: | <p>There are 6 identified open spaces in Markfield including:</p> <ul style="list-style-type: none"> • Chitterman Way (MARK09) • Jubilee Playing Field, Mayflower Court (MARK10) • Launde Road (MARK11) • Sheet Hedges Wood (MARK18) • Alter Stones (MARK19) • Link Rise (MARK21) |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> • Chitterman Way (MARK09) • Jubilee Playing Field, Mayflower Court (MARK10) • Launde Road (MARK11) • Sheet Hedges Wood (MARK18) • Alter Stones (MARK19) • Link Rise (MARK21) <p>The quality of these areas should meet the requirements set out in Policy 19 of the Core Strategy.</p> |

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| Justification for the proposal | <p>Policy 8 of the Core Strategy document indicates the need to address existing deficiencies in the quality, quantity and accessibility of green space and play provision in Markfield. With reference to specific sites from the list of suggested proposals under this policy the Core Strategy supports improvement in the quality of facilities at Alter Stones and Mayflower Court. By allocating these sites investment / contributions can be guided and facilitated. There is also a need to protect open space linkages to the west which are of importance to the context of the village as supported by the Hinckley and Bosworth Landscape Character Assessment (2006).</p> <p>The Open Space Quantity and Accessibility Audit (2005) recommended the Council protects and improves the quality of existing outdoor sports provision and amenity green space in Markfield. Policy GS1 from the Green Space Strategy states that the Council will seek to protect and improve existing regional, district and neighbourhood parks within the Borough.</p> |
| <u>MARK12: Hill Hole Quarry Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Hill Hole Quarry allotments - located to the north west of Markfield at Hill Lane (36 plots). |
| Suggested proposal: | Allocate the existing allotments for retained allotment use. |
| Justification for the proposal | <p>There is a shortfall of allotments across the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments.</p> <p>The need to protect existing allotment provision was ratified in the complementary Open Space Quantity and Accessibility Audit (2005) where it specifically advocates protecting the allotments at Hill Hole in Markfield.</p> |
| <u>MARK13: South of London Road</u> | |
| Previous Ref: EOI 095, 249, 338 | SHLAA Ref: AS406 |
| Description: | This site lies in the southern part of Markfield is located South of London Road. |
| Suggested proposal: | The suggested proposal is for retained allotment allocation. |
| Justification for the proposal | Although allotments are provided by the Borough Council at Hill Hole Quarry the Open Space Quantity and Accessibility Audit (2005) recommends the Borough provides room for enhanced provision which can be interpreted to mean adding additional allotments. |
| <u>MARK14: Main Street Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | This proposed local centre is located inside Markfield Conservation Area and comprises a short strip that extends on to both sides of Main Street. A strategic access route cuts |

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| | through the thoroughfare where the Co-op acts as the main focal point. |
| Suggested proposal: | Allocate as a local service centre for Markfield. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>MARK15: Chitterman Way, Local Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in a central residential area on Chitterman Way, this area is the location for a well utilised convenience store. |
| Suggested proposal: | Allocate as a local service centre for Markfield. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>MARK16: Markfield Cemetery</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Markfield cemetery (land off Leicester Road). |
| Suggested proposal: | Allocate this site as an Area of Special Character and Open Space. |
| Justification for the proposal | <p>Policy GS8 of the Green Space Strategy states that the Council will seek to protect burial land across the borough and improve the quality and safety of the cemeteries.</p> <p>The Open Space Quantity and Accessibility Audit recommend the Council protects and enhances Markfield's Cemetery.</p> |

| <u>MARK17: Markfield Settlement Boundary</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The settlement boundary of Markfield. |
| Suggested proposal: | To revise the settlement boundary of Markfield taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Markfield it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>MARK20: Gypsy & Travellers Site</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Land south of Copt Oak Road (adjacent to M1), Markfield Parish. |
| Suggested proposal: | Regularisation of existing unauthorised pitches and 1 pitch extension to existing site (5 pitches in total) |
| Justification for the proposal | <p>This site is currently under occupation by gypsies and travellers although no formal planning permission has ever been granted for this use.</p> <p>As this land has existed for years as a gypsy and traveller site, it is considered that the principle of its continued use has been set. However, should the current occupiers vacate this area, the land would cease to exist as a gypsy and traveller site. It is therefore considered that the allocation of this land for a small, four pitch site is appropriate.</p> <p>Due to the site's current boundary treatments, it is considered that it is sufficiently assimilated into the surrounding area.</p> <p>As this is an existing site it is considered that an adequate site access exists off Copt Oak Road.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Markfield.</p> |
| <u>MARK22: Mercenfield Primary School</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located north of London Road, this is the existing site for the Mercenfield Primary School. |
| Suggested proposal: | Allocate as community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>MARK23: Countryman Way</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located west of Countryman Way, this area currently serves as a planted, green amenity space. |

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| Suggested proposal: | Allocate as an open space |
| Justification for the proposal | <p>Policy 8 of the Core Strategy notes the need to address any existing deficiencies in the quality, quantity and accessibility of green space and play provision in Markfield.</p> <p>Allocation of this land for open space will protect it for its own sake and contribute towards the level of open space provision for the residents of Markfield.</p> |
| <u>MARK24ALT: Alternative Option: See Appendix 6</u> | |

Nailstone Preferred Options

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| NAI01 | Nailstone | Land to the north of Bagworth Road, Nailstone | Residential |
| NAI02 | Nailstone | Yew Tree Farm, Nailstone | Residential |
| NAI03 | Nailstone | Nailstone Highways Depot, Nailstone | Identified Employment |
| NAI04 | Nailstone | Church Road | Open Space |
| NAI05 | Nailstone | Land at Nailstone Colliery | Country Park |
| NAI06 | Nailstone | Land at Nailstone Colliery | Employment Allocation |
| NAI07 | Nailstone | Land at All Saints Church, Church Road | Area of Special Character and open space |
| NAI08 | Nailstone | Land at the Oval | Area of Special Character and open space |
| NAI09 | Nailstone | Nailstone Settlement Boundary | Settlement boundary |
| NAI10 | Nailstone | Land R/O 2 Rectory Lane | Residential |
| NAI11 | Nailstone | Dove Bank Primary School | Community Facility |

| <u>NAI01: Land to the north of Bagworth Road</u> | |
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| Previous Ref: EOI 234, 106, 256 | SHLAA Ref: As428, As429, As430 |
| Description: | Located north of Bagworth Road to the east of Nailstone, this 0.5ha site is located adjacent to existing properties on Bagworth Road on greenfield land. |
| Suggested proposal: | Allocate the 0.5ha site for residential development for at least 15 new dwellings. |
| Justification for the proposal | <p>Policy 12 of the Core Strategy advocates the allocation of land for a minimum of 20 new homes within Nailstone. A minimum of 15 of these homes are to be provided at this location</p> <p>This site provides a natural extension to the existing pattern of development within Nailstone.</p> <p>Whilst this land is situated upon Grade II agricultural land, and would normally be discounted for development, development options within Nailstone are limited. Given the site's other benefits, in this case, it is considered justifiable to develop Grade II agricultural land.</p> <p>Direct access to this site could be secured via Bagworth Road.</p> |
| <u>NAI02: Land at Yew Tree Farm</u> | |
| Previous Ref: EOI 107 | SHLAA Ref: As423 |
| Description: | Located of Vero's Lane to the north of Nailstone, this 0.15ha site is located adjacent to the rear of properties on Main Street on greenfield land. |
| Suggested proposal: | Allocate the 0.15ha site for residential development for at least 5 new dwellings |
| Justification for the proposal | Policy 12 of the Core Strategy advocates the allocation of land for a minimum of 20 new homes within Nailstone. Five of the new dwellings could be provided at this location. |

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| | The site would be directly accessed from Vero's Lane, and given its location, lends itself well to the natural expansion of the settlement boundary. |
| <u>NAI03: Nailstone Highways Depot</u> | |
| Previous Ref: EL50 | SHLAA Ref: As431 |
| Description: | Nailstone Highways Depot, off the A447 (Ibstock Road) to the north of Nailstone village |
| Suggested proposal: | Allocate for employment use |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Nailstone.</p> <p>The Core Strategy requires the protection of allocated employment sites from redevelopment for other uses within Nailstone to ensure there is a range of employment opportunities available.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use.</p> |
| <u>NAI04: Land west of Church Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Existing area of open space to the west of Church Road |
| Suggested proposal: | Allocate as open space |
| Justification for the proposal | <p>Policy 12 of the Core Strategy states that existing deficiencies in the quality of green space and play provision in Nailstone must be addressed in line with the findings of the Green Space Strategy and the Play Strategy.</p> <p>The Open space Quantity and Accessibility Audit (2005) identified that Nailstone has an under provision of open space and it is therefore not meeting the needs of local residents and creating unnecessary shortfall. The capacity of the existing sites will be increased through improvements. It is therefore necessary to identify these sites as open space to enable their improvement and protection.</p> |
| <u>NAI05 / 06: Land at Nailstone Colliery</u> | |
| Previous Ref: n/a | SHLAA Ref: AS432 |
| Description: | Former colliery site to the north east of Nailstone. |
| Suggested proposal: | Allocate Nailstone Colliery as a country park together with an accompanying provision of employment land. |

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| Justification for the proposal | <p>The site has outline permission for the remediation and redevelopment of a former colliery to provide a mix of uses including 93,109m² of distribution and storage uses (class B8), 1,862m² of small business units (class B1(c), B2 and B8) together with the creation of a country park.</p> <p>The extant application together with this proposed allocation would ensure that the future restoration of this former colliery site is brought about. Further, the proposal would meet a specific employment need identified within the sub-region and would accrue direct benefits to the local and sub-regional economy from the provision of a high quality site suitable for distribution and other employment uses.</p> |
| <u>NAI07: Land at All Saints Church, Church Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | To the north of Church Road, this site provides the location and setting of All Saints Church |
| Suggested proposal: | Allocate as an Area of Special Character |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>NAI08: Land at the Oval</u> | |
| Previous Ref: | SHLAA Ref: |
| Description: | Surrounded by houses, within The Oval, this area provides an open space within the Nailstone settlement boundary. |
| Suggested proposal: | Allocate as an area of special character and open space |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |

| NAI09: Nailstone Settlement Boundary | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Nailstone. |
| Suggested proposal: | To revise the settlement boundary of Nailstone taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Nailstone, it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>NAI10: Land rear of 2 Rectory Lane</u> | |
| Previous Ref: Eol298 | SHLAA Ref: As427 |
| Description: | Located to the rear of 2 Rectory Lane, this site comprises the rear curtilage of the property and is therefore considered to form brownfield land. |
| Suggested proposal: | Allocate the 0.04ha site for residential development for 1 new dwelling. |
| Justification for the proposal | <p>This site is located on brownfield land which reflects Policy 3 of the draft East Midlands Regional Plan (proposed changes 2008), which advocates that assessing the suitability of sites for development priority should be given to making best use of previously developed land.</p> <p>This site was identified as deliverable and developable within the Strategic Housing Land Availability Assessment.</p> <p>Whilst this land is situated upon Grade II agricultural land, and would normally be discounted for development, the site is currently within the settlement boundary and within the cartilage of an existing building. In this case, it is considered that these reasons override the safeguarding of Grade II agricultural land.</p> |
| <u>NAI11: Dove Bank Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located south of Bagworth Road, this site provides the existing location for Dove Bank Primary School |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Newbold Verdon Preferred Options

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| NEW01a | Newbold Verdon | Land Off Dragon Lane, Newbold Verdon | Residential and Gypsy and Traveller Provision |
| NEW01b | Newbold Verdon | Land RO Desford Rd, Newbold Verdon | Residential and Gypsy and Traveller Provision |
| NEW02 | Newbold Verdon | CPL Ltd, Church View, Off Dragon Lane, Newbold Verdon | Identified Employment |
| NEW03 | Newbold Verdon | Dragons Lane | Open Space |
| NEW04 | Newbold Verdon | Alans Way | Open Space |
| NEW05 | Newbold Verdon | Mallory Close | Open Space |
| NEW06 | Newbold Verdon | Brascote North | Existing allotments |
| NEW07 | Newbold Verdon | Brascote South | Existing allotments |
| NEW08 | Newbold Verdon | Main Street/Arnolds Crescent | Local Centres |
| NEW09 | Newbold Verdon | Land to the south of Preston Drive | Residential |
| NEW10 | Newbold Verdon | Car Park for Church | Car Park |
| NEW11 | Newbold Verdon | Newbold Verdon Settlement Boundary | Settlement boundary |
| NEW12 | Newbold Verdon | West of Kirkby Lane | Gypsy and Traveller Provision |
| NEW13 | Newbold Verdon | Land to the rear of Mill Lane | Residential |
| NEW14 | Newbold Verdon | Garages 1-7 Off Dragon Lane | Residential |
| NEW15 | Newbold Verdon | 50 Brascote Lane | Residential |
| NEW16 | Newbold Verdon | Newbold Verdon County Primary School | Community Facility |

| <u>NEW01a: Option 1 – Land off Dragon Lane</u> | |
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| Previous Ref: EOI 262 & 293 | SHLAA Ref: AS436 |
| Description: | Located in the north western tip of the settlement, this 5.86ha site is situated behind residential properties on Dragon Lane. |
| Suggested proposal: | Allocate the 5.86ha site for residential development of at least 98 dwellings. This site should be considered and compared with NEW01b to determine the best option as it will not be necessary to allocate both sites. |
| Justification for the proposal | Policy 11 of the Core Strategy identifies the need to allocate land for the development of at least 110 new homes over the plan period to 2026. The allocation of this site could potentially accommodate at least 98 of these. |

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| | <p>Any development would need to demonstrate that the number, type and mix of housing proposed will meet the needs of people living and working in Newbold Verdon.</p> <p>Although this site was found to cover a large section of Grade II agricultural land, which would normally discount this as a viable site, sites offered for consideration were limited and this provided one of the best options in terms of its relationship to the existing settlement form and character.</p> <p>This site offers good access to amenities for end users and is within 400m to bus stop and open space; and within 800m to primary school, local centre, and post office.</p> <p>This site could be easily accessed from either Bosworth Lane or Barlestone Road.</p> <p>This site represents one of two preferred options for the Council and should be compared with that of NEW01b which is the same size and would have the potential to accommodate the same housing provision.</p> |
| <u>NEW01b: Option 2 – Land rear of Desford Road</u> | |
| Previous Ref: EOI 164,278,349,350 & 302 | SHLAA Ref: AS445 & AS447 |
| Description: | Located on the south eastern edge of the settlement, this 5.86ha site is situated to the rear of the residential properties of Peters Avenue and includes the School House Farm. |
| Suggested proposal: | Allocate the 5.86ha site for residential development for at least 98 dwellings. This site should be considered and compared with NEW01a to determine the best option as it will not be necessary to allocate both sites. |
| Justification for the proposal | <p>Policy 11 of the Core Strategy identifies the need to allocate land for the development of at least 110 new homes over the plan period to 2026. The allocation of this site could potentially accommodate at least 98 of these.</p> <p>Any development would need to demonstrate that the number, type and mix of housing proposed will meet the needs of people living and working in Newbold Verdon.</p> <p>Although this site was found to cover a large section of Grade II agricultural land, which would normally discount this as a viable site, sites offered for consideration were limited and this provided one of the best options in terms of its relationship to the settlement form and character.</p> <p>This site offers good access to amenities for end users and is within 400m to bus stop and open space; and within 800m of the post office.</p> <p>This site could be easily accessed from Desford Road.</p> <p>This site represents one of two preferred options for the Council</p> |

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| | and should be compared with that of NEW01a which is the same size and would have the potential to accommodate the same housing provision. |
| <u>NEW02: CPL Ltd, Church View, Off Dragon Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Modern industrial unit in residential area. |
| Suggested proposal: | The site should be actively retained for 100% employment use. |
| Justification for the proposal | <p>The retention of this site will ensure employment provision is available within Newbold Verdon.</p> <p>The Employment Land and Premises Study (2004) recommends that the site is retained for 100% employment use and retained as a rural employment site because other land use space is limited for this usage in the key rural centre.</p> <p>The Core Strategy document specifically specifies that identified employment sites need protection from redevelopment for other uses to ensure there are local employment opportunities within Newbold Verdon.</p> |
| <u>NEW03- NEW05: Open Space and amenity areas</u> | |
| Description: | <p>There are 3 identified open spaces in Newbold Verdon including:</p> <ul style="list-style-type: none"> • NEW03 - Dragons Lane • NEW04 - Alans Way • NEW05 - Mallory Close |
| Suggested proposal: | <p>The following areas of open space will be retained for use as open space and amenity areas:</p> <ul style="list-style-type: none"> • NEW03 - Dragons Lane • NEW04 - Alans Way • NEW05 - Mallory Close <p>The quality of these areas should meet the requirements set out in Policy 19 of the Core Strategy.</p> |
| Justification for the proposal | <p>The Core Strategy states that the Council will address the existing deficiencies in the quality and accessibility of green space and play provision in Newbold Verdon as detailed in the Green Space Strategy and the Play Strategy.</p> <p>The Open Space Quantity and Accessibility Audit (2005) recommend the council improve the quality of children's play provision and quality of existing amenity green space at Dragons Lane Recreation Ground and Mallory close, respectively. In addition the document also recommends the protection and improvement to the quality of provision at Alans Way Open Space.</p> <p>In total there are 3 relevant policies in the Green Space Strategy relevant to supporting the allocation of these various open spaces. The designation of open space for these sites will help to achieve the Green Space Strategy policies that aim to</p> |

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| | <p>improve and protect or both:</p> <ul style="list-style-type: none"> • Policy GS2 • Policy GS4 • Policy GS5 |
| <u>NEW06: Brascote North Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the south west of Markfield outside the settlement boundary at Brascote Lane. |
| Suggested proposal: | Allocate the existing allotments for retained allotment use. |
| Justification for the proposal | <p>There is a shortfall of allotments across the borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments.</p> <p>The need to protect existing allotment provision was ratified in the complementary Open Space Quantity and Accessibility Audit (2005) where it specifically states that the analysis of provision means a recommendation to protect existing allotments that are provided off Brascote Lane.</p> |
| <u>NEW07: Brascote South Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the south west of Newbold Verdon outside the settlement boundary at Brascote Lane. |
| Suggested proposal: | Allocate the existing allotments for retained allotment use. |
| Justification for the proposal | <p>There is a shortfall of allotments across the borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments.</p> <p>The need to protect existing allotment provision was ratified in the complementary Open Space Quantity and Accessibility Audit (2005) where it specifically states that the analysis of provision means a recommendation to protect existing allotments that are provided off Brascote Lane.</p> |
| <u>NEW08: Main Street/Arnolds Crescent</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located either side of Main Street and on the cusp of the conservation area, this site provides a range of retail service and amenities for the benefit of the residents of Newbold Verdon. |
| Suggested proposal: | Allocate as the local service centre for Newbold Verdon. This local centre includes the primary uses of retail and amenities which benefit the residents of Newbold Verdon and its hinterland. |
| Justification for the proposal | PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that |

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| | <p>local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>NEW09: Land to the south of Preston Drive</u> | |
| Previous Ref: EOI469 | SHLAA Ref: AS631 |
| Description: | Brownfield land to the south of Preston Drive adjacent to open space in a residential estate. |
| Suggested proposal: | <p>The proposal is for a minimum of 5 residential dwellings.</p> <p>Redevelop a site that contains garages.</p> <p>Any development proposal will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Newbold Verdon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| Justification for the proposal | <p>Site assessed through the SHLAA and was found to be suitable, available and achievable where the overall assessment given was deliverable and developable.</p> <p>This site has been deemed suitable because the land type is of brownfield and located inside the settlement boundary. Policy 3 of the draft East Midlands Regional Plan (Proposed Changes 2008) states that in assessing the suitability of sites for development, priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.</p> <p>Access can be achieved off Preston Drive (adopted road).</p> |
| <u>NEW10: Land at St James Church</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in close proximity to St James Church, this site is currently brownfield. |
| Suggested proposal: | Allocate as a Car Park to serve patrons of the church. |
| Justification for the proposal | Policy 11 of the Core Strategy states the need to support the provision for a car park for the church and cemetery to address the current parking problems that occur when the church is in use. Allocation of this site will mitigate this issue. |
| <u>NEW11: Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Newbold Verdon. |

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| Suggested proposal: | To revise the settlement boundary of Newbold Verdon taking into consideration any additional sites which have been proposed adjacent to the current designation. | |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Newbold Verdon it is necessary to amend the current settlement boundary to reflect this growth. | |
| <u>NEW12: West of Kirkby Lane</u> | | |
| Previous Ref: Eol 278, 349, 350, 164 | SHLAA Ref: As445 | |
| Description: | Land to the west of Kirkby Lane | |
| Suggested proposal: | Allocation of approximately 0.2ha of the land for 4 pitches for use by gypsy and travellers. | |
| Justification for the proposal | <p>Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.</p> <p>Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. The third stage in the identification of sites involved examining the expressions of interest put forward during preparation of the Strategic Housing Land Availability Assessment (SHLAA).</p> <p>This site was put forward as an expression of interest for residential development as part of the SHLAA. Although there has been no history of gypsy and traveller activity on this site, due to it's location slightly outside the settlement boundary of Newbold Verdon it is considered that it could be a potential location for a small scale gypsy and traveller site providing that safe highways access could be provided.</p> <p>Although this site has not been previously developed, paragraph 54 of Planning Circular 01/06 states that "rural settings, where not subject to special planning constraints, are acceptable in principle". Providing that the development of this site could be sympathetically assimilated into its surroundings, it is considered that this site could be suitable for a small, four pitch gypsy and traveller site.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Newbold Verdon.</p> | |
| <u>NEW13: Land to the rear of Mill Lane</u> | | |
| Previous Ref: EOI484 | SHLAA Ref: AS646 | |
| Description: | Brownfield land to the rear of Mill Lane in a residential estate. | |
| Suggested proposal: | <p>Back-land development proposed for a minimum of 1 residential dwelling.</p> <p>Redevelopment of a small site that contains garages for housing.</p> <p>Any development proposal will be required to demonstrate that</p> | |

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| | the type and mix of housing proposed will meet the needs of people living and working in Newbold Verdon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist. |
| Justification for the proposal | <p>Site assessed through the SHLAA and was found to be suitable, available and achievable where the overall assessment given was deliverable and developable.</p> <p>This site has been deemed appropriate because the land type is brownfield and located inside the settlement boundary. Policy 3 of the draft East Midlands Regional Plan (Proposed Changes 2008) states that in assessing the suitability of sites for development, priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.</p> <p>Current access is narrow and therefore suitability is still dependent on adequate access provision.</p> |
| <u>NEW14: Garages 1-7 Off Dragon Lane</u> | |
| Previous Ref: EOI535 | SHLAA Ref: AS599 |
| Description: | Brownfield land comprising of a number of garages located off Dragon Lane. |
| Suggested proposal: | <p>A suggested back-land development for a minimum of 1 residential dwelling by redeveloping a small site of garages behind an existing house.</p> <p>Any development proposal will be required to demonstrate that the type and mix of housing proposed will meet the needs of people living and working in Newbold Verdon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist.</p> |
| Justification for the proposal | <p>This site has been deemed appropriate because the land type is brownfield and located inside the settlement boundary. Policy 3 of the draft East Midlands Regional Plan (Proposed Changes 2008) states that in assessing the suitability of sites for development, priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.</p> <p>Current access is narrow and for this reason the site is limited to one dwelling.</p> |
| <u>NEW15: 50 Brascote Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located off Brascote Lane and adjacent to number 50. |
| Suggested proposal: | Allocate 0.13ha for residential development for at least 4 dwellings. |

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| Justification for the proposal | <p>Policy 11 of the Core Strategy identifies the need to allocate land for the development of at least 110 new homes over the plan period to 2026. The allocation of this site could potentially accommodate at least 4 of these.</p> <p>Any development would need to demonstrate that the number, type and mix of housing proposed will meet the needs of people living and working in Newbold Verdon.</p> <p>This site could be easily accessed from Brascote Lane and lends itself to the natural extension of the settlement.</p> |
| <u>NEW16: Newbold Verdon County Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the western edge of the settlement, off Dragon Lane, this site is currently utilised for Newbold Verdon County Primary School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Norton Juxta Twycross: Preferred Options

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| NOR01 | Norton Juxta Twycross | Hentons Engineering, South of Wood Lane, Norton Juxta Twycross | Mixed-Use |
| NOR02 | Norton Juxta Twycross | Norton Juxta Twycross Settlement Boundary | Settlement boundary |
| NOR03 | Norton Juxta Twycross | Land at Holy Trinity Church | Area of Special Character |
| NOR04 | Norton Juxta Twycross | Land off Main Street | Open space |

| <u>NOR01: Hentons Engineering, South of Wood Lane</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located south west of Wood Lane abutting the settlement boundary, this site is currently used for employment purposes. |
| Suggested proposal: | Allocate for mixed-use. |
| Justification for the proposal | <p>Detailed in the Council's Employment Land and Premises Study (2004), it is suggested that this site be retained for mixed-use purposes. Although the ELP suggests a 25% Employment and 75% other, this may be negotiable where development is proposed.</p> <p>Core Strategy Policy 13, also supports small scale employment uses within settlement boundaries for the rural hamlets of which Norton Juxta Twycross is an example.</p> |
| <u>NOR02: Norton Juxta Twycross Settlement Boundary</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The settlement boundary for the village of Norton Juxta Twycross. |
| Suggested proposal: | Define the settlement boundary of Norton Juxta Twycross. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>NOR03: Land at Holy Trinity Church</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | North of Orton Lane, this site provides the location and setting of the Holy Trinity Church. |
| Suggested proposal: | Allocate as an Area of Special Character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect</p> |

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| | and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements. |
| <u>NOR04: Land off Main Street</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Centrally located in the settlement, this large area consists predominantly of an informal recreation area with a variety of mature trees and a small area of equipped play space in the southern end of the site. |
| Suggested proposal: | Allocate as an Open Space. |
| Justification for the proposal | <p>Currently unlisted in the Council's Green Space Strategy (2007) this site is a well utilised area of green space and in order to retain this purpose allocation is necessary.</p> <p>In addition, the identification of this open space will aid the official listing of this site as a green space and work towards its enhancement.</p> |

Odstone: Preferred Options

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| ODS01 | Odstone | Odstone Play Area | Open Space |
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| <u>ODS01: Odstone Play Area</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located north of, and directly accessible from, Hall Lane, this site is currently used as an informal green space. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | Listed in the Council's Green Space Strategy (2007) this site obtained a 26% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved. |

Orton on the Hill: Preferred Options

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| ORT01 | Orton on the Hill | Orton on the Hill Settlement Boundary | Settlement boundary |
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| <u>ORT01: Orton on the Hill Settlement Boundary</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Orton on the Hill. |
| Suggested proposal: | Identify the settlement boundary for Orton on the Hill. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Peckleton: Preferred Options

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| PEC01 | Peckleton | Peckleton Settlement Boundary | Settlement boundary |
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| <u>PEC01: Peckleton Settlement Boundary</u> | |
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| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Peckleton. |
| Suggested proposal: | Identify the settlement boundary for Peckleton. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Ratby Preferred Options

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| RAT01 | Ratby | Land at Geary's Bakery, Ratby | Residential |
| RAT02 | Ratby | Land off Groby Road, Ratby | Residential |
| RAT03 | Ratby | Timken, Desford Lane, Ratby | Identified Employment |
| RAT04 | Ratby | Bennetts/Cardinal Broach Works, Park Road, Ratby | Mixed Use |
| RAT05 | Ratby | Alexander Stone Works, Desford Lane, Ratby | Identified Employment |
| RAT06 | Ratby | Casepak, West of Station Road, Ratby | Identified Employment |
| RAT07 | Ratby | Ferndale Park | Open Spaces |
| RAT08 | Ratby | Burroughs Road | Open Spaces |
| RAT09 | Ratby | Cottage Close | Open Spaces |
| RAT10 | Ratby | Taverner Drive Allotments | Existing allotments |
| RAT11 | Ratby | Church Close Allotments | Existing allotments |
| RAT12 | Ratby | Pear Tree Stackyard | Employment Allocation |
| RAT13 | Ratby | Main Street/Station Road, Local Centre | Local Centres |
| RAT14 | Ratby | Land to the south of Desford Lane/West of Station Road (needs mapping) | Community Facility |
| RAT15 | Ratby | Ratby Settlement Boundary | Settlement boundary |
| RAT16 | Ratby | South of Markfield Road | Allotments |
| RAT17 | Ratby | Land off Stamford Street | Allotments |
| RAT18 | Ratby | Ratby Primary School | Community Facility |
| <u>RAT19ALT – Alternative Option: See Appendix 6</u> | | | |
| RAT20 | Ratby | Desford Lane | Gypsy and Traveller Provision (extension to an existing site) |

| <u>RAT01: Land at Geary's Bakery, Station Road</u> | |
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| Previous Ref: EL53 & EOI 430 | SHLAA Ref: AS484 |
| Description: | This site is currently occupied by Geary's Bakery; and includes associated loading space. Land to the side of Geary's Bakery has also been identified which is currently a paddock. |
| Suggested proposal: | The proposal is for residential development. The 0.63ha site should provide a minimum of 19 dwellings. |
| Justification for the proposal | <p>The current occupiers of the developed site Geary's Bakery have out grown the site and require larger premises. The release of this site would enable the bakery to move to larger premises to meet their growing needs. The site adjacent to the built development is currently a paddock with limited access. However, with the bakery being identified for development, access could be gained through the site.</p> <p>Any redevelopment of this site will need to have careful regard to the design and the retention of the historic frontage of the existing structure.</p> |

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| | <p>The majority of the site is on brownfield land that complies with Policy 3 of the draft East Midlands Regional Plan (Proposed Changes 2008) that seeks the best use of previously developed land. The area to the south of the site is within flood risk zones 2 and 3 and therefore this land has been omitted from the preferred allocation. This boundary also allows for a natural extension of the existing settlement boundary.</p> <p>The area is well screened with mature trees bordering the southern boundary; this will limit the visual impact on the open countryside to the rear.</p> <p>The site is within 400 metres of a bus stop, primary school, local centre, post office and open space, which illustrates that the site is within close proximity to a number of services.</p> |
| <u>RAT02: Land off Groby Road</u> | |
| Previous Ref: EOI 122, 173 & 568 | SHLAA Ref: AS487 |
| Description: | This site is located to the far east of Ratby. The M1 motorway abuts the boundary to the east, and residential properties to the north and west. To the south there is an area of green space and residential site currently under construction. |
| Suggested proposal: | <p>This site could accommodate residential and gypsy and traveller provision.</p> <p>The residential option could accommodate up to 57 dwellings however this figure may be reduced due to a buffer required between the residential properties and motorway.</p> <p>Any development would have to have regard to the impact of the motorway. In particular, the noise generated from the motorway should be considered in the positioning of residential development.</p> |
| Justification for the proposal | <p>Core Strategy Policy 8 indicates the need to allocate a minimum of 75 new homes across Ratby; this site could potentially provide land for at least 60 of these.</p> <p>Developers will be expected to demonstrate that the number, type and mix of housing proposed will meet the needs of people living and working in Ratby taking into account the latest Housing Market Assessment and local needs surveys where they exist.</p> <p>This site is within 800m of a bus stop, primary school and post office and within 400m of open space and new road access could be created directly off of Main Street.</p> <p>The allocation of this site lends itself well to the natural expansion of the settlement.</p> |
| <u>RAT03: Timken, Desford Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | Located to the west of the main settlement of Ratby, along Desford Lane, this site has an existing allocation for employment. The Timken site is partially vacant at present. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>The Council's Employment Land and Premises Study (2004) advocates the full retention of this site for employment use and supports this allocation.</p> <p>Due to the good road access to the site from Desford Lane, the use as a continued employment site has informed this option.</p> <p>Policy 8 of the Core Strategy advocates the importance of protecting existing employment sites from redevelopment for other uses to ensure that Ratby residents have access to local employment opportunities. Work is ongoing with the Council's Economic and Regeneration Strategy (currently in draft) to develop a process of bringing this site back into use.</p> |
| <u>RAT04: Bennetts/Cardinal Broach Works, Park Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the southern area of the settlement and off Park Road, this site is currently used for employment purposes. |
| Suggested proposal: | Allocate for mixed use. |
| Justification for the proposal | <p>The Council's Employment Land and Premises Study (2004) advocates a 50-75% retention of employment uses on this site with the suggestion that 20-50% of the site could be used for alternative uses introducing a diversity of purpose to the currently employment dominated site.</p> <p>Policy 8 of the Core Strategy identifies the need to protect allocated employment sites from redevelopment for other uses to ensure Ratby residents have access to local employment opportunities.</p> |
| <u>RAT05: Alexander Stone Works, Desford Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in a rural location to the south west of Ratby main settlement and on the cusp of the Hinckley & Bosworth Borough boundary. This site is an existing allocated employment area. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>The Council's Employment Land and Premises Study (2004) advocates a 100% retention of employment uses on this site.</p> <p>Policy 8 of the Core Strategy identifies the need to protect allocated employment sites from redevelopment for other uses to ensure Ratby residents have access to local employment opportunities.</p> |
| <u>RAT06: Casepak, West of Station Road, Ratby</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | Located west of Station Road and in the southern part of the settlement near the edge of the village. This site is in existing use as an employment site for small warehousing and accessed from Station Road. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>The Council's Employment Land and Premises Study (2004) advocates a 100% retention of employment uses on this site.</p> <p>Policy 8 of the Core Strategy identifies the need to protect allocated employment sites from redevelopment for other uses to ensure Ratby residents have access to local employment opportunities.</p> |
| <u>RAT07: Ferndale Park</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Situated in the eastern part of the settlement this site is an existing green space containing a neighbourhood equipped area of play (NEAP), serving the community. |
| Suggested proposal: | Allocate 2.76ha site as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 55.6% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved.</p> <p>Policy 8 of the Core Strategy notes the importance of addressing any deficiencies in the quality, quantity and accessibility of green space and play provision, retention of this site as open space significantly contributes to achieving this. Particular regard is had to Ferndale Park in this policy with regard to the need to deliver improvements to the quality of the parks outdoor facilities as supported by the Council's Cultural Facilities audit.</p> |
| <u>RAT08: Burroughs Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located in the south west of the settlement on the cusp of the settlement, this site is an existing area of green space and recreation. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 35.2% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved.</p> <p>Policy 8 of the Core Strategy notes the importance of addressing any deficiencies in the quality, quantity and accessibility of green space and play provision, retention of this site as open space significantly contributes to achieving this.</p> <p>Policy 8 of the proposed submission draft of the core strategy advocates the protection of the open landscape to the west of the village, including this site known locally as The Burroughs, thus no allocation for any development has been made in this location. This</p> |

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| | <p>decision has been supported and informed by the Landscape Character Assessment 2006.</p> <p>As a fringe settlement to National and Charnwood Forests, valuable examples of green space will be protected for their own benefit helping to secure the idea of 'gateway' villages to the forest as suggested in Policy 20 – Green Infrastructure and Policy 22 – Charnwood Forest Regional Park.</p> |
| <u>RAT09: Cottage Close</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located near Overfield Walk and adjacent to the proposed allocation RAT02. This site is an existing local open space. |
| Suggested proposal: | Allocate the 0.07ha site for open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 54.3% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved.</p> <p>Policy 8 of the Core Strategy notes the importance of addressing any deficiencies in the quality, quantity and accessibility of green space and play provision, retention of this site as open space significantly contributes to achieving this.</p> |
| <u>RAT10: Taverner Drive Allotments</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on Taverner Drive this site is in current use as public allotments. |
| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Ratby are well utilised with all 7 of the pitches being occupied and a waiting list of 6 people. This illustrates that there is demand for allotments within Ratby and provision should be retained.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> <p>As a Borough, the Council has a 100% occupancy rate of all its allotment sites illustrating the demand for such plots. Given that the Taverner Drive site is the only public allotment site in Ratby, it is necessary to retain this site for continued public use. The Council's Allotment Audit 2008 notes the need to provide further allotment provision within the settlement which was supported by the work undertaken in the Ratby Parish Plan.</p> |
| <u>RAT11: Church Close Allotments</u> | |

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| Previous Ref: n/a | | SHLAA Ref: n/a |
| Description: | Located on Church Close, this site is an existing site for private allotments. | |
| Suggested proposal: | Allocate as retained allotments. | |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Ratby are well utilised illustrating the demand for their retention.</p> <p>PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> <p>The Council's Allotment Audit 2008 notes the need to provide further allotment provision within the settlement which was supported by the work undertaken in the Ratby Parish Plan.</p> | |
| <u>RAT12: Pear Tree Stackyard</u> | | |
| Previous Ref: EOI526 | | SHLAA Ref: AS490 |
| Description: | Located on the western edge of the conservation area and north of Desford Lane, this site is currently used as a storage area for building materials and is considered as brownfield land. | |
| Suggested proposal: | Allocate as employment. | |
| Justification for the proposal | <p>Local employment opportunities for Ratby residents may be enriched through the development of this site for employment purposes and access could be from Desford Lane.</p> <p>Although this site was not considered acceptable in housing terms as justified by the Strategic Housing Land Availability Assessment (2008), it is considered that if done correctly, employment could be accommodated.</p> <p>Given the proximity to the conservation area sensitive and acceptable design will be key to making the development of this site a success.</p> | |
| <u>RAT13: Main Street/Station Road, Local Centre</u> | | |
| Previous Ref: n/a | | SHLAA Ref: n/a |
| Description: | Located along Station Road, the local service centre for Ratby contains a range of shops and amenities serving the local community. | |
| Suggested proposal: | Allocate as the local service centre for Ratby. This local centre includes the primary uses of retail and amenities which benefit the residents of Ratby and its hinterland. | |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midlands Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> | |

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| | <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> <p>Policy 7 & 8 of the proposed submission of the Core Strategy supports the key rural centres in ensuring that they can provide key services to their immediate area and rural hinterland.</p> |
| <u>RAT14: Land to the south of Desford Lane/West of Station Road</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located on the corner of Desford Lane and Station Road, this site is currently used for recreational purposes and includes pavilions to serve the users of the area. |
| Suggested proposal: | Allocate for community facilities. |
| Justification for the proposal | Given the current use of the site and its inclusion of a pavilion and its central location to the settlement, it is recommended that this site be safeguarded for community facilities which would serve the needs of the residents. |
| <u>RAT15: Ratby Settlement Boundary</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | The settlement boundary of Ratby. |
| Suggested proposal: | To revise the settlement boundary of Ratby taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Ratby it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>RAT16: South of Markfield Road</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located south of Markfield Road and opposite Martinshaw Wood, this land is currently considered as greenfield land. |
| Suggested proposal: | Allocate as allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments which already exist within Ratby are well utilised illustrating the demand for new provision.</p> <p>PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> <p>The Council's Allotment Audit 2008 notes the need to provide further allotment provision within the settlement which was supported by the work undertaken in the Ratby Parish Plan.</p> |
| <u>RAT17: Land off Stamford Street</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |

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|---|--|
| Description: | Located on the western edge of the settlement at the far end of Stamford Street, this site is currently considered greenfield. |
| Suggested proposal: | Allocate as allotments |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments which already exist within Ratby are well utilised illustrating the demand for new provision.</p> <p>PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> <p>The Council's Allotment Audit 2008 notes the need to provide further allotment provision within the settlement which was supported by the work undertaken in the Ratby Parish Plan.</p> <p>The allocation of this site lends itself to the natural expansion of the settlement boundary acting as a 'green finger' between the built and natural environment.</p> |
| <u>RAT18: Ratby Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on Main Street and opposite the library, this site is in existing use as a primary school. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>RAT19ALT – Alternative Option: See Appendix 6</u> | |
| <u>RAT20: Ben's Hut, Desford Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the east of Desford Lane, this is an existing gypsy and traveller site with planning permission for 10 pitches. |
| Suggested proposal: | Extension of the existing site by four pitches |
| Justification for the proposal | <p>Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.</p> <p>Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. Exploring the potential to extend existing sites was the first stage in this methodology.</p> <p>Extension of this site would be dependent on the provision of appropriate highway access to accommodate the additional vehicular movements, as highlighted within policy 18 of the Hinckley and Bosworth Submission Draft Core Strategy.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within a number of the Borough's key</p> |

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| | rural centres. |
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Ratcliffe Culey: Preferred Options

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|-------|-----------------|-------------------------------------|---------------------|
| RTC01 | Ratcliffe Culey | Ratcliffe Culey Playing Field | Open Space |
| RTC02 | Ratcliffe Culey | Ratcliffe Culey Settlement Boundary | Settlement boundary |

| <u>RTC01: Playing Field</u> | |
|--|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located south of, and directly accessible from, Ormes Lane, this site is currently used as a local equipped area for play (LEAP). |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | Listed in the Council's Green Space Strategy (2007) this site obtained a 37.9% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved. |
| <u>RTC02: Ratcliffe Culey Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Ratcliffe Culey. |
| Suggested proposal: | Identify the settlement boundary for Ratcliffe Culey. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Shackerstone: Preferred Options

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|-------|--------------|----------------------------------|---------------------|
| SHA01 | Shackerstone | Station Road | Open Space |
| SHA02 | Shackerstone | Shackerstone Settlement Boundary | Settlement boundary |

| <u>SHA01: Station Road, Open Space</u> | |
|---|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Situated south of, and directly accessible from, Station Road this site is currently used as a local equipped area for play (LEAP). |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | Listed in the Council's Green Space Strategy (2007) this site obtained a 58.9% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%. The identification of this open space will therefore aid the quality score being achieved. |
| <u>SHA02: Shackerstone Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Shackerstone. |
| Suggested proposal: | Identify the settlement boundary for Shackerstone. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Sheepy Magna Preferred Options

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|-------|--------------|--|--|
| SHE01 | Sheepy Magna | Land to the west of Sheepy Magna | Residential |
| SHE02 | Sheepy Magna | Land at Trout Pond Farm | Residential |
| SHE03 | Sheepy Magna | Brookside | Open Spaces |
| SHE04 | Sheepy Magna | Land at All Saints Church and Surround | Area of Special Character and open space |
| SHE05 | Sheepy Magna | Sheepy Magna Settlement Boundary | Settlement boundary |
| SHE06 | Sheepy Magna | Sheepy C of E Primary School | Community Facility |

| <u>SHE01: Land to the west of Sheepy Magna</u> | |
|---|--|
| Previous Ref: EOI399 | SHLAA Ref: AS520 |
| Description: | Located in the far northern part of the settlement and west of Twycross Road, adjacent to Holly Tree Cottage. |
| Suggested proposal: | Allocate 0.16ha for residential development for a minimum of 5 dwellings. |
| Justification for the proposal | <p>Policy 12 of the Core Strategy identifies the need to find land for a minimum of 20 new homes in Sheepy Magna; this site would be able to provide a minimum of 5 of those properties.</p> <p>Located within 400m of bus stop, primary school and open space, this site offers good accessibility.</p> <p>Access could be achieved directly from Twycross Road.</p> <p>All development would be required to provide a mix of housing types and tenures in line with Policy 16 of the Core Strategy and/or DSC1 of the Generic Development Control Policies as well as taking account of the most up to date Housing Market Assessment.</p> |
| <u>SHE02: Land at Trout Pond Farm</u> | |
| Previous Ref: EOI627 | SHLAA Ref: n/a |
| Description: | Located in the far northern area of the settlement and west of Twycross Road and adjacent to Lodge Cottage. |
| Suggested proposal: | Allocate 0.5ha for residential development for a minimum of 15 dwellings. |
| Justification for the proposal | <p>Policy 12 of the Core Strategy identifies the need to find land for a minimum of 20 new homes in Sheepy Magna; this site would be able to provide a minimum of 5 of those properties.</p> <p>Located within 400m of bus stop, primary school and open space, this site offers good accessibility.</p> <p>Access could be achieved directly from Twycross Road.</p> <p>All development would be required to provide a mix of housing types and tenures in line with Policy 16 of the Core Strategy and/or DSC1 of the Generic Development Control Policies as well taking account of the most up to date Housing Market Assessment.</p> |

| <u>SHE03: Brookside Place</u> | |
|---|---|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the far western side of the settlement, to the rear of properties on Highfield Close and Oakfield Way, this site is currently used for recreation and leisure purposes. |
| Suggested proposal: | Allocate as green space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 38.9% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>Policy 12 of the Core Strategy has particular regard to the green spaces of Sheepy Magna, highlighting the importance of addressing any deficiencies in the accessibility and quality of green space and play provision.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> |
| <u>SHE04: Land at All Saints Church and Surround</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the western side of the settlement and adjacent to Main Road, this site provides the location and setting of All Saints Church. |
| Suggested proposal: | Allocate as an Area of Special Character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>SHE05: Sheepy Magna Settlement Boundary</u> | |
| Previous Ref: | SHLAA Ref: |
| Description: | The settlement boundary of Sheepy Magna. |
| Suggested proposal: | The revised settlement boundary of Sheepy Magna taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Sheepy Magna it is necessary to amend the current settlement boundary to reflect this growth. |

| <u>SHE06: Sheepy C of E Primary School</u> | |
|---|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Situated off the western side of Twycross Road to the north of the settlement, this site provides the existing location of Sheepy C of E Primary School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Sibson: Preferred Options

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| SIB01 | Sibson | Sibson Settlement Boundary | Settlement boundary |
|-------|--------|----------------------------|---------------------|

| <u>SIB01: Sibson Settlement Boundary</u> | |
|---|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Sibson. |
| Suggested proposal: | Identify the settlement boundary for Sibson. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Stanton Under Bardon Preferred Options

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|-------|----------------------|---|--|
| STA01 | Stanton Under Bardon | Land at 261 Main Street, Stanton Under Bardon | Residential |
| STA02 | Stanton Under Bardon | Interlink Park, Beveridge Lane, Stanton Under Bardon | Identified Employment |
| STA03 | Stanton Under Bardon | Stanton Under Bardon Recreation Ground | Open Space |
| STA04 | Stanton Under Bardon | Main Street (top) | Existing allotments |
| STA05 | Stanton Under Bardon | Main Street (bottom) | Existing allotments |
| STA06 | Stanton Under Bardon | Community Centre | Community Facility |
| STA07 | Stanton Under Bardon | Land at and south of St Mary and All Saints Church, Main Street | Area of Special Character and open space |
| STA08 | Stanton Under Bardon | Stanton Under Bardon Settlement Boundary | Settlement boundary |
| STA09 | Stanton Under Bardon | See alternative options in Appendix 6. | |
| STA10 | Stanton Under Bardon | Stanton Under Bardon Primary School | Community Facility |

| <u>STA01: Land at 261 Main Street</u> | |
|---|--|
| Previous Ref: EOI 529 | SHLAA Ref: AS590 |
| Description: | Located in the southern area of the settlement, this site is primarily used for paddock land, except for the 1 residential property included in the footprint, 261 Main Street. |
| Suggested proposal: | Allocate 1ha for residential development for a minimum of 30 dwellings. |
| Justification for the proposal | <p>Policy 12 of the Core Strategy identifies the need to find land for the provision of a minimum of 30 dwellings within Stanton Under Bardon, the allocation of this site would provide all land for this amount.</p> <p>Located within 400m of a bus stop, post office and open space, this site is well served by public amenities.</p> <p>Access could be achieved directly from Main Street, but may require the demolition of 261 Main Street to secure an adequate access.</p> <p>All development would be required to provide a mix of housing types and tenures in line with Policy 16 of the core strategy and/or DSC1 of the Generic Development Control Policies, as well as taking into account the most up to date Housing Market Assessment.</p> <p>This site also lends itself well to the natural expansion of the settlement boundary.</p> |
| <u>STA02: Interlink Park, Beveridge Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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| Description: | Located directly on the edge of the administrative Hinckley & Bosworth Borough boundary and to the west of Stanton-Under-Bardon, this is an existing employment site. |
| Suggested proposal: | Allocate for Employment purposes. |
| Justification for the proposal | <p>This site already provides valuable levels of employment for both borough residents and those further afield, therefore, it is suggested that retention of this site in its allocation as an employment site should be retained.</p> <p>In further support of this, the current Hinckley & Bosworth Employment Land & Premises Study (2004) recommends that this site should be retained for 100% employment use.</p> |
| <u>STA03: Stanton Under Bardon Recreation Ground</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Adjacent to the primary school on the eastern side of the settlement, this site already serves as an area for leisure and recreation. |
| Suggested proposal: | Allocate as green space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 31.5% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>Policy 12 of the core strategy identifies the need to address existing deficiencies in the quality, quantity and accessibility of green space and play provision in Stanton Under Bardon, the identification of this open space will therefore aid the quality score being achieved.</p> |
| <u>STA04: Main Street (Top)</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located toward the northern end of the settlement on the western side of Stanton Under Bardon, this site is an existing site for private allotment use. |
| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Stanton Under Bardon are well utilised illustrating the demand for their retention.</p> <p>PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>STA05: Main Street (Bottom)</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the eastern side of the settlement off Main Street, behind properties 147-169 Main Street and the Church. The site is in existing use for private allotments. |

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| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Stanton Under Bardon are well utilised illustrating the demand for their retention.</p> <p>PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>STA06: Community Centre</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located at the far northern tip of the settlement, east of Main Street and adjacent to 79 Main street. The building on this site is in existing use as a community centre. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | The council's Cultural Strategy and Action Plan (2007-2012) advocates the importance of improving the provision and use of community and cultural facilities. Therefore, retention of this site in its current use is recommended. |
| <u>STA07: Land at and south of St Mary and All Saints Church, Main Street</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Directly opposite Stanton Under Bardon primary school, this site provides the setting and grounds for the village church and includes the small area of open space at the corner of Main Street and Everard Crescent. |
| Suggested proposal: | Allocate as an area of Special Character and Open Space. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies propose to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>STA08: Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Stanton Under Bardon. |
| Suggested proposal: | To revise the settlement boundary of Stanton Under Bardon taking into consideration any additional sites which have been proposed adjacent to the current designation. |

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| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Stanton Under Bardon it is necessary to amend the current settlement boundary to reflect this growth |
| <u>STA09: See alternative option in appendix 6</u> | |
| <u>STA10: Stanton Under Bardon Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Abutting the settlement boundary, to the east of Main Street, next to property 219 Main street. This site is already an existing and utilised primary school. |
| Suggested proposal: | Allocate as a Community Facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Stapleton: Preferred Options

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|-------|-----------|-------------------------------|--|
| STP01 | Stapleton | Recreation Ground | Open Space |
| STP02 | Stapleton | Stapleton Settlement Boundary | Settlement boundary |
| STP03 | Stapleton | Land at St Martin's Church | Area of Special Character and open space |
| STP04 | Stapleton | Land off School Lane | Area of Special Character and open space |

STP01: Dadlington Lane, Recreation Ground

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|---------------------------------------|---|-----------------------|--|
| Previous Ref: n/a | | SHLAA Ref: n/a | |
| Description: | North of Dadlington Lane, this 0.97ha site forms existing open space. | | |
| Suggested proposal: | Allocate as open space. | | |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 33.3% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> | | |

STP02: Stapleton Settlement Boundary

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|---------------------------------------|--|-----------------------|--|
| Previous Ref: n/a | | SHLAA Ref: n/a | |
| Description: | The settlement boundary for Stapleton. | | |
| Suggested proposal: | Identify the settlement boundary for Stapleton. | | |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. | | |

STP03: Land at St Martins Church

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|---------------------------------------|--|-----------------------|--|
| Previous Ref: n/a | | SHLAA Ref: n/a | |
| Description: | West of Main Street the site provides the location and setting of St Martin's Church. | | |
| Suggested proposal: | Allocate as Area of Special Character. | | |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage</p> | | |

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| | benefits these areas bring to settlements. |
| <u>STP04: Land off School Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | This site is located where School Lane and Green Lane meet and is currently occupied by Manor Farm which abuts the settlement boundary. |
| Suggested proposal: | Allocate as Area of Special Character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |

Stoke Golding Preferred Options

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| STG01 | Stoke Golding | Land adjacent to 45 & 46 Sherwood Road, Stoke Golding | Residential |
| STG02a | Stoke Golding | LA Saint Martins Convent, Stoke Golding | Residential |
| STG02b | Stoke Golding | LA Saint Martins Convent, Stoke Golding | Employment Allocation |
| STG03 | Stoke Golding | Willow Park Industrial Estate, Station Road, Stoke Golding | Identified Employment |
| STG04 | Stoke Golding | Hall Drive | Open Space |
| STG05 | Stoke Golding | St Margarets C of E Primary School | Community Facility |
| STG06 | Stoke Golding | Stoke Golding Baptist Church | Existing allotments |
| STG07 | Stoke Golding | Land at the Church of St Margaret of Antioch | Area of Special Character and open space |
| STG08 | Stoke Golding | Land at Park House | Area of Special Character and open space |
| STG09 | Stoke Golding | Stoke Golding Settlement Boundary | Settlement boundary |
| STG10ALT | See Alternative Options in Appendix 6 | | |
| STG11 | Stoke Golding | St Martins Catholic High School | Community Facility |
| STG12 | Stoke Golding | High St/Station Rd | Local Centre |
| STG13ALT | See Alternative Options in Appendix 6 | | |
| STG14ALT | Alternative Option – See Appendix 6 | | |
| STG15 | Stoke Golding | Land off Stoke Lane and Higham Fields Lane | Gypsy and Traveller Provision |

| <u>STG01: Land Adjacent to 45 & 46 Sherwood Road</u> | |
|---|---|
| Previous Ref: EOI540 | SHLAA Ref: AS603 |
| Description: | Located on the eastern edge of the settlement off Hinckley Road, this site is currently identified as agricultural land. |
| Suggested proposal: | Allocate for residential development for at least 59 dwellings. |
| Justification for the proposal | <p>Policy 11 of the Core Strategy identifies the need to find land for the provision of a minimum of 60 dwellings within Stoke Golding, the allocation of this site would provide the total requirement proposed for the settlement.</p> <p>Located within 400m of a bus stop and open space, and within 800m of a primary school, local centre and post office, this site is suitably served by public amenities.</p> <p>Access could be achieved directly from Stoke Road/Hinckley Road.</p> <p>All development would be required to provide a mix of housing types</p> |

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| | <p>and tenures in line with Policy 16 of the core strategy and/or DSC1 of the Generic Development Control Policies, as well as taking into account the most up to date Housing Market Assessment.</p> <p>This site also lends itself well to the natural expansion of the settlement boundary.</p> |
| <u>STG02a: Option 1 – Land at St Martins Convent</u> | |
| Previous Ref: EOI 596 | SHLAA Ref: AS674 |
| Description: | Located on the eastern side of Stoke Golding, this site comprises the old convent site and is considered a brownfield site. |
| Suggested proposal: | <p>Allocate for the provision of extra care type housing, in particular elderly persons accommodation, including the retention of the existing allotments on the site.</p> <p>Extra care housing describes a type of specialised housing that provides independence and choice to adults with varying care needs and enables them to remain in their own home. Extra Care Housing should be able to provide most residents, if they so desire, with a home for the remainder their life, regardless of changes in their care needs</p> <p>Services are provided in a purpose built, housing environment with care and support delivered to meet the individual resident's needs. This type of housing provides 24-hour support, meals, domestic help, leisure and recreation facilities and a genuinely safe environment to its residents. It can provide a base for out of hours or outreach services to the local community. Intermediate care facilities, to prevent avoidable admission to hospital or to help people return from hospital to their own home more quickly, can also be based at Extra Care Housing schemes.</p> |
| Justification for the proposal | <p>As an underutilised brownfield site, regeneration and use of this site would accord with Policy 3 of the draft East Midlands regional Plan (proposed changes 2008).</p> <p>The option for an extra care facility was identified as a result of the Leicestershire Supporting People Strategy (2005-10) which identifies the need to provide an extra care facility within the Borough. This site has been identified due to its proximity to the Hinckley urban area. No suitable alternative options within Hinckley have been identified.</p> <p>This site should be considered and compared with STG02b which offers an alternative option for the use of the convent site. The final option could comprise a mixture of both STG02a & STO02b</p> |
| <u>STG02b: Option 2 – Land at St Martins Convent</u> | |
| Previous Ref: EOI597 | SHLAA Ref: AS675 |
| Description: | Located on the eastern side of Stoke Golding, this site comprises the old convent site and is considered a brownfield site. |
| Suggested proposal: | Allocate for employment and retain the existing allotments on the convent site. |

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| Justification for the proposal | <p>As an underutilised brownfield site, regeneration and use of this site would accord with Policy 3 of the draft East Midlands regional Plan (proposed changes 2008).</p> <p>Policy 11 of the Core Strategy supports additional employment provision with particular attention to small, flexible industrial/business/start up units to encourage self employment in niche markets as supported by the Stoke Golding parish plan.</p> <p>Furthermore, this site has been identified to meet rural need should the review of the employment land and premises study identify Stoke Golding as requiring additional employment land.</p> <p>This site should be considered and compared with STG02a which offers an alternative option for the use of the convent site. The final option could comprise a mixture of both STG02a & STO02b.</p> |
| <u>STG03: Willow Park Industrial Estate, Station Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the far western side of the settlement and off Station Road, this is an existing employment site. |
| Suggested proposal: | Allocate for employment. |
| Justification for the proposal | <p>Listed in the Council's Employment Land and Premises Study (2004), this site is noted as a key rural employment area and should be retained for employment in its entirety.</p> <p>In addition, Policy 10 of the Core Strategy notes the importance of protecting existing employment sites from redevelopment for other uses to ensure Thornton residents have access to local employment opportunities.</p> |
| <u>STG04: Hall Drive</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located south of the settlement off Hall Drive, this site is an existing open space utilised for recreation and includes both a provision for local equipped space and outdoor sports provision. |
| Suggested proposal: | Allocate 2.62ha for open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 27.6% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> |
| <u>STG05: St Margaret's C of E Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Centrally located in the settlement on Sherwood Road, this site provides the existing location for St Margaret's Primary School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>STG06: Stoke Golding Baptists Church</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located off High Street to the rear of the Baptist chapel, this site is an existing use for private allotments. |
| Suggested proposal: | Allocate as retained allotments. |

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| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough.</p> <p>PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>STG07: Land at the Church of St Margaret of Antioch</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located at the corner of High Street and Church Walk, this provides the siting and location of St Margaret of Antioch church. |
| Suggested proposal: | Allocate as an area of special character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>STG08: Land at Park House</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the southern fringe of the settlement, on the corner of Upton Lane and Main Street. This site demonstrates characteristic architecture which contributes to the street scene and is framed by a protected tree line bringing a natural feel into the core of the settlement. |
| Suggested proposal: | Allocate as an area of special character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contribute to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements.</p> |
| <u>STG09: Stoke Golding Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary of Stoke Golding. |
| Suggested proposal: | To revise the settlement boundary of Stoke Golding taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Stoke Golding it is necessary to amend the current settlement boundary to reflect this growth. |
| <u>STG10: See alternative options in Appendix 6</u> | |
| <u>STG11: St Martins Catholic High School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |

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|---|---|
| Description: | Located to the east of the settlement, the site comprises the existing St Martins Catholic High School. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |
| <u>STG12: High Street/Station Road</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | High Street and Station Road currently provide key retail and amenities for the settlement of Stoke Golding. |
| Suggested proposal: | Allocate as the local service centre for Stoke Golding. This local centre includes the primary uses of retail and amenities which benefit the residents of Stoke Golding and its hinterland. |
| Justification for the proposal | <p>PPS6 identifies local centres as essential to the provision of easily accessible shopping to meet people's day-to-day needs and should be the focus investment in more accessible local services, such as health centres and other small scale community facilities. The Draft East Midland Regional Plan (Proposed Changes July 2008) highlights this and notes that local centres and rural towns need positive action to ensure they continue to serve the needs of local communities. The designation of local centres will help to achieve this.</p> <p>Both the Site Allocations and Policy COM2 of the generic DC policies have been proposed to ensure these local centres are retained and enhancement is encouraged.</p> |
| <u>STG13ALT: See alternative options in Appendix 6.</u> | |
| <u>STG14ALT: See Alternative Options in Appendix 6</u> | |
| <u>STG15: Land off Stoke Lane and Higham Fields Lane</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located near the corner of Higham Fields Lane and Stoke Lane, this is an existing gypsy and traveller site with planning permission for two pitches |
| Suggested proposal: | Extension of the existing site by four pitches |

Justification for the proposal

Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.

Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. Exploring the potential to extend existing sites was the first stage in this methodology.

Extension of this site would be dependent on the provision of appropriate highway access to accommodate the additional vehicular movements, as highlighted within policy 18 of the Hinckley and Bosworth Submission Draft Core Strategy.

In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Stoke Golding.

Sutton Cheney: Preferred Options

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|-------|---------------|---------------------|---------------------|
| SUT01 | Sutton Cheney | Settlement Boundary | Settlement boundary |
|-------|---------------|---------------------|---------------------|

| <u>STP02: Sutton Cheney Settlement Boundary</u> | |
|--|--|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Sutton Cheney. |
| Suggested proposal: | Identify the settlement boundary for Sutton Cheney. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |

Thornton: Preferred Options

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|-------|----------|---|--|
| THO01 | Thornton | Merrylees Industrial Estate, Thornton | Identified Employment |
| THO02 | Thornton | Thornton Recreation Ground | Open Space |
| THO03 | Thornton | Thornton Allotments (north) | Existing allotments |
| THO04 | Thornton | Thornton Allotments (south) | Existing allotments |
| THO05 | Thornton | St Peters Church | Area of Special Character and open space |
| THO06 | Thornton | Thornton Settlement Boundary | Settlement boundary |
| THO07 | Thornton | Thornton Reservoir | Open Space |
| THO08 | Thornton | Improved access around Thornton Reservoir | Green Corridor |
| THO09 | Thornton | Thornton Primary School | Community Facility |
| THO10 | Thornton | Land at Reservoir Road | Gypsy and Traveller Provision |
| THO11 | Thornton | Land at Highfields | Area of Special Character and open space |

| <u>THO01: Merrylees Industrial Estate</u> | |
|--|--|
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located to the south of Thornton, this site is an established industrial employment area. |
| Suggested proposal: | Allocate as employment. |
| Justification for the proposal | <p>Listed in the Council's Employment Land and Premises Study (2004), this site is noted as a key rural employment area and should be retained for employment in its entirety.</p> <p>In addition, Policy 10 of the Core Strategy notes the importance of protecting existing employment sites from redevelopment for other uses to ensure Thornton residents have access to local employment opportunities.</p> |
| <u>THO02: Thornton Recreation Ground</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Situated between the northern end of Thornton Reservoir and the eastern fringe of the settlement of Thornton, this 3.68ha site is an existing recreational space and includes a local area of equipped play space (LEAP). |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) this site obtained a 55.2% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> |

| <u>THO03: Thornton Allotments North (1)</u> | |
|--|---|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Situated outside of the settlement boundary and to the west of the primary school on Main Street this site is an existing site for public allotment use. |
| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of Allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The Allotments within Thornton are well utilised with all 12 plots occupied. This illustrates that there is demand for allotments within Thornton and provision should be retained.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>THO04: Thornton Allotments South (2)</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Situated outside of the settlement boundary and to the east of the primary school on Main Street this site is an existing site for public allotment use. |
| Suggested proposal: | Allocate as retained allotments. |
| Justification for the proposal | <p>There is a shortfall of allotments within the Borough. Policy GS6 of the Green Space Strategy states that the Council will seek to protect existing allotments in the Borough. The allotments within Thornton are well utilised with all 12 plots occupied. This illustrates that there is demand for allotments within Thornton and provision should be retained.</p> <p>Furthermore, PPG15 also recommends that allotments are just one type of open space which should be protected through the planning process.</p> |
| <u>THO05: St Peters Church</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located on the far eastern fringe of the settlement boundary, at the end of Church Lane, this site provides the location and setting of St Peters Church. |
| Suggested proposal: | Allocate as an area of special character. |
| Justification for the proposal | <p>The character of many settlements is often attributable to the established relationship between buildings and open space. In many places there are areas which are not protected by Conservation and/or listed status but significantly contributes to the identity and character of that settlement. These areas are considered "special".</p> <p>In order to safeguard such sites of importance, the site allocations and Policy CHR3 of the Generic DC policies are proposed to protect</p> |

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| | and enhance these areas for the aesthetic, cultural and heritage benefits these areas bring to settlements. |
| <u>THO06: Thornton Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Thornton. |
| Suggested proposal: | Define the settlement boundary for Thornton. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>THO07: Thornton Reservoir</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the east of the settlement boundary, this site is an established reservoir with extensive walking and cycling networks and wildlife habitats. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy, the Thornton Reservoir is a 75 acre valuable site for recreation set within the National Forest.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> <p>Policy 10 of the Core Strategy notes the importance of Bagworth and Thornton as Forest Settlements and how they are characterised by the wildlife and planting which is unique to the wider National Forest area. Thus supporting the retention of Thornton Reservoir as a valuable open space for recreation and tourism.</p> <p>Policy 20 of the Core Strategy also supports the importance of developing Thornton Reservoir as a major recreational asset.</p> |
| <u>THO08: Access surrounding Thornton Reservoir</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located to the east of the settlement boundary, this site is an established reservoir with extensive walking and cycling networks and wildlife habitats. THO08 relates specifically to the access route surrounding the reservoir. |
| Suggested proposal: | Allocate as a green corridor. |

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| Justification for the proposal | <p>Listed in the Council's Green Space Strategy, the Thornton Reservoir is a 75 acre valuable site for recreation set within the National Forest.</p> <p>Policy 20 of the Core Strategy and the Councils Green Infrastructure Strategy also supports the importance of developing Thornton Reservoir as a major recreational asset and the intentions to provide additional multi-user access routes for the benefit of the area.</p> | |
| <u>THO09: Thornton Primary School</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Located of Main Street, this is an existing public primary school. | |
| Suggested proposal: | Allocate as a community facility. | |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. | |
| <u>THO10: Reservoir Road</u> | | |
| Previous Ref: 633 | SHLAA Ref: n/a | |
| Description: | Land to the north of Reservoir Road, Thornton | |
| Suggested proposal: | Allocation of approximately 0.5ha of the land for ten residential pitches for use by gypsies and travellers | |
| Justification for the proposal | <p>Policy 18 of the Core Strategy outlines the level of provision for gypsies and travellers that the Borough Council must meet up to the year 2016.</p> <p>Section two of this document highlights the methodology used for identifying potential gypsy and traveller sites. Stage two of this methodology involved the identification of land which had been submitted to the Borough Council specifically for new gypsy and traveller sites. This plot of land was put forward by the landowner in order to consult on the land's potential as a gypsy and traveller site.</p> <p>Although this site has not been previously developed, paragraph 54 of Planning Circular 01/06 states that "rural settings, where not subject to special planning constraints, are acceptable in principle". Providing that the development of this site could be sympathetically assimilated into its surroundings, it is considered that this site could be suitable for a ten pitch gypsy and traveller site.</p> <p>Development of this site would be subject to the provision of safe highways access in order to be in conformity with Policy 18 of the Hinckley and Bosworth Submission Core Strategy.</p> <p>In terms of location and access to services and facilities, this site is in accordance with Policy 18 of the Hinckley and Bosworth Submission Core Strategy as it is located within a reasonable distance of those available within Thornton and Bagworth.</p> | |
| <u>THO11: Land at Highfields</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |

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| Description: | Located in the central area of Highfields, this site is currently used as an informal area of open space. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Although not allocated in the Council's Green Space Strategy, this land currently provides a service to the community as an informal area of open space, particularly for the residents of Highfields. This allocation would ensure, however, that it is considered as part of the strategy in the future.</p> <p>Core Strategy Policy 10, notes the importance of addressing existing deficiencies in the quality, quantity and accessibility of green space and play provision. Allocation of this site will work towards the achievement of these.</p> |

Twycross Preferred Options

| | | | |
|-------|----------|---|---------------------|
| TWY01 | Twycross | Land off Orton Lane, Twycross | Residential |
| TWY02 | Twycross | Startin's Tractor Sales, West of Main Street Twycross | Mixed-Use |
| TWY03 | Twycross | Orton Lane Playing Fields | Open Space |
| TWY04 | Twycross | Twycross settlement boundary | Settlement boundary |

| <u>TWY01: Land off Orton Lane</u> | |
|---|---|
| Previous Ref: EOI 431 | |
| SHLAA Ref: AS566 | |
| Description: | Located to the west of the settlement, this 0.66ha site is currently outside but adjacent to the settlement boundary and runs along part of Orton Lane which would provide direct access. |
| Suggested proposal: | Allocate the 0.66ha site for residential development for a minimum of 20 dwellings. |
| Justification for the proposal | <p>Policy 12 of the Core Strategy advocates the allocation of land for a minimum of 20 dwellings, it is anticipated that this allocation will fulfil this.</p> <p>The site would be directly accessed from Orton Lane, and given its location, lends itself well to the natural expansion of the settlement boundary.</p> <p>Whilst this site is situated upon Grade II agricultural land, and would normally be discounted for development, the settlement as a whole is primarily located upon grade II land. Of those sites submitted for consideration this site offers the most potential for development.</p> |
| <u>TWY02: Startin's Tractor Sales, West of Main Street</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: | |
| Description: | Located at the corner of Main Road and Ashby Road. The majority of this site is in existing use for employment purposes, and resides within the settlement boundary. This proposal would also include an extension to the north of the site alongside Ashby Road. |
| Suggested proposal: | Allocate for mixed-use, comprising at least 50% employment and up to 50% other uses. |
| Justification for the proposal | <p>In line with Core Strategy Policy 12, this allocation would support small scale employment facilities within rural villages.</p> <p>The Council's Employment Land & Premises Study (2004) recommends the retention of this site for at least 50% employment.</p> |
| <u>TWY03: Orton Lane, Playing Fields</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Located to the south of the settlement boundary off Orton Lane, this site is in existing use as an open space. |
| Suggested proposal: | Extend and allocate the existing green space. |

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| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) the smaller portion of this site obtained a 29.6% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> <p>In addition Core Strategy policy 10, notes the importance of addressing existing deficiencies in the quality, quantity and accessibility of green space and play provision. Allocation and extension of this site will work towards the achievement of these.</p> |
| <u>TWY04: Twycross Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Twycross. |
| Suggested proposal: | To revise the settlement boundary for Twycross taking into consideration any additional sites which have been proposed adjacent to the current designation. |
| Justification for the proposal | In order to incorporate newly allocated sites into the settlement of Twycross it is necessary to amend the current settlement boundary to reflect this growth. |

Witherley: Preferred Options

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|-------|-----------|---------------------------------|---------------------|
| WIT01 | Witherley | Witherley Memorial Grounds | Open Space |
| WIT02 | Witherley | Witherley Settlement Boundary | Settlement boundary |
| WIT03 | Witherley | Witherley C of E Primary School | Community Facility |

| <u>WIT01: Witherley Memorial Gardens</u> | |
|--|---|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Abutting the current settlement boundary and alongside both Church Road and Post Office Lane, this 0.99ha site is located within the conservation area and is a well-established existing open space. |
| Suggested proposal: | Allocate as open space. |
| Justification for the proposal | <p>Listed in the Council's Green Space Strategy (2007) the smaller portion of this site obtained a 51.7% quality score. Policy 19 of the Core Strategy advocates a minimum quality score of 65%.</p> <p>The identification of this open space will therefore aid the quality score being achieved.</p> <p>In addition Core Strategy Policy 12, notes the importance of addressing existing deficiencies in the quality, quantity and accessibility of green space and play provision. Allocation and extension of this site will work towards the achievement of these.</p> |
| <u>WIT02: Witherley Settlement Boundary</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | The settlement boundary for Witherley. |
| Suggested proposal: | Define the settlement boundary for Witherley. |
| Justification for the proposal | In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to allocate the settlement boundary. It is not anticipated that this will require any amendment from the boundary that is adopted under the current local plan. |
| <u>WIT03: Witherley C of E Primary School</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Located off St Peter's Avenue, this is an existing primary school. |
| Suggested proposal: | Allocate as a community facility. |
| Justification for the proposal | As an existing and utilised primary school which serves the community, it is deemed necessary to retain this for school purposes and as an established community facility. |

Non Settlement Specific Allocations

| | | |
|-------|---|----------------------|
| NSP01 | Disused Railway Line- Nuneaton to Market Bosworth | Green Infrastructure |
| NSP02 | Earl Shilton to Newbold Verdon | Green Infrastructure |
| NSP03 | Gopsall Park | Green Infrastructure |
| NSP04 | River Sence Corridor | Green Infrastructure |
| NSP05 | Shackerstone to Ibstock | Green Infrastructure |
| NSP06 | Markfield to Groby | Green Infrastructure |
| NSP07 | Bagworth to Market Bosworth | Green Infrastructure |
| NSP08 | Rothley Brook Corridor | Green Infrastructure |
| NSP09 | Ratby to Desford Corridor | Green Infrastructure |
| NSP10 | Linking Assets to Long-distance Trails | Green Infrastructure |
| NSP11 | Harrow Brook Corridor | Green Infrastructure |
| NSP12 | Sketchley Brook Corridor | Green Infrastructure |
| NSP13 | Hinckley/Burbage/Barwell/Earl Shilton Green Wedge | Green Wedge |
| NSP14 | Groby/Ratby Green Wedge | Green Wedge |
| NSP15 | Congerstone | Wind Turbine |
| NSP16 | Twycross | Wind Turbine |
| NSP17 | Barton in the Beans | Wind Turbine |
| NSP18 | Charnwood Regional Park | Regional Park |
| NSP19 | Provision of Future Leisure Centre (Leicester Road) | Sport & Recreation |

| <u>NSP01: Disused Railway Line – Nuneaton to Market Bosworth</u> | |
|---|---|
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Disused Railway Line running through the Borough |
| Suggested proposal: | Allocate disused railway line as a multifunctional corridor |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) describes this route as one of the most important potential strategic routes in Hinckley and Bosworth Borough which could enable traffic-free walking and cycling access to the Borough's wealth of tourist and visitor assets.</p> <p>The allocation of this area as a multifunctional corridor would provide a green recreational route for a relatively close and large population.</p> |

| <u>NSP02: Earl Shilton to Newbold Verdon</u> | |
|---|--|
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | This route follows a stream corridor that passes close to the two towns and encompasses patches of semi-natural ancient woodland, a scarce habitat and a BAP priority habitat. |
| Suggested proposal: | Allocation of this route as a multifunctional corridor. |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that the creation and promotion of this as a multifunctional route would deliver a recreational resource for the residents of Earl Shilton and Newbold Verdon. This allocation would also aid the protection of nationally important habitats.</p> <p>This route would also provide a recreational alternative to Burbage Common for nearby communities.</p> |
| <u>NSP03: Gopsall Park</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | This route starts and ends at Shackerstone and encompasses several important biodiversity assets and Gopsall Temple. |
| Suggested proposal: | Allocation of this route as a multifunctional circular trail |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) states that this allocation could add to Shackerstone's visitor interest.</p> <p>The circular nature of this route could also provide a recreational alternative recreational resource for the villages of Bilstone, Congerstone, Twycross, Little Twycross and Shackerstone.</p> |
| <u>NSP04: River Sence Corridor</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | This incorporates the area immediately adjacent to the River Sence. |
| Suggested proposal: | Allocation of the land adjacent to the River Sence as a River Management Corridor. |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that in the west of the Borough, the River Sence is the key connecting feature at the landscape scale.</p> <p>The document notes that it is important to protect this corridor's connecting function and so further enable the movement of species.</p> |
| <u>NSP05: Shackerstone to Ibstock</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | This is a green route between the villages of Shackerstone and Ibstock (within North West Leicestershire District) |

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| Suggested proposal: | Allocation of this route as a multifunctional corridor | |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) states that this potential route would deliver several benefits including a recreational route between the village of Ibstock (in North West Leicestershire), several National Forest initiatives and Shackerstone.</p> <p>This route also follows the River Sence corridor and Ashby Canal meaning that it could also become an important biodiversity asset in the future.</p> | |
| <u>NSP06: Markfield to Groby</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Route connecting the two villages of Markfield and Groby | |
| Suggested proposal: | Allocate as a multi-user, traffic free access route | |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that the access between these two villages is at best limited. There are also no public rights of way which don't, in part, run alongside the A50.</p> <p>The document also states that improvements to the access network in this location will be vital for recreational, health and sustainable transport purposes.</p> | |
| <u>NSP07: Bagworth to Market Bosworth</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Strategic corridor connecting the tow villages of Market Bosworth and Bagworth | |
| Suggested proposal: | Allocate as a multifunctional corridor | |
| Justification for the proposal | <p>This route follows two stream corridors and has a considerable part to play in connecting habitats and wildlife in the outer parts of the Borough to the biodiversity source populations of the National Forest.</p> <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that this link could also compliment the Leicestershire Round and Ivanhoe Way, whilst Barlestone could become a stopping point en route, increasing the potential for capturing tourist revenue.</p> | |
| <u>NSP08: Rothley Brook Corridor</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | This incorporates the area immediately adjacent to the Rothley Brook. | |
| Suggested proposal: | Allocation of the land adjacent to the Rothley Brook as a River Management Corridor. | |

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| Justification for the proposal | <p>Considerable work has already taken place along this corridor to improve its recreational and biodiversity function. The goal at this location is for an unbroken natural buffered corridor that continues to the upper reaches and to the main source at Thornton Reservoir.</p> <p>Extending the reach of the existing management plan would provide benefits in terms of flood management, water quality and biodiversity.</p> | |
| <u>NSP09: Ratby to Desford Corridor</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | Strategic link between the two settlements of Ratby and Desford | |
| Suggested proposal: | Allocate as a multifunctional corridor | |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that there are several lengths of the Rothley Brook where its functionality can be added to by the creation of a recreational corridor.</p> <p>This link provides a landscape-scale connection between the two villages.</p> | |
| <u>NSP10: Linking Assets to Long-distance Trails</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | This proposal incorporates multiple locations as shown on the Borough wide map. | |
| Suggested proposal: | Allocate routes shown as access links to established long distance walking routes. | |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that the Ivanhoe Way and the Leicestershire Round are established long distance walking routes that could be linked to several assets in the Borough by the provision of additional access 'spurs' from the main route.</p> <p>These additional links would contribute to the tourism and recreational interests of the area.</p> | |
| <u>NSP11: Harrow Brook Corridor</u> | | |
| Previous Ref: n/a | SHLAA Ref: n/a | |
| Description: | This incorporates the area adjacent to the Harrow Brook | |
| Suggested proposal: | Allocate as a strategic management corridor | |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) states that in terms of its recreation function, the western edge of this route has limited access to the Ashby Canal, one of the Borough's most important strategic recreational corridors and that the fields to the north of the marina are an ideal access point to the canal.</p> <p>The allocation of this area as a management corridor would</p> | |

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| | have benefits in terms of flood management, biodiversity, recreation and connectivity. |
| <u>NSP12: Sketchley Brook Corridor</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | This incorporates the area adjacent to the Sketchley Brook |
| Suggested proposal: | Allocate as a strategic management corridor |
| Justification for the proposal | <p>This corridor provides the opportunity to link Ashby Canal recreational resource to the residential areas in the east of Burbage, where there are currently little to offer in terms of biodiversity and recreational interest.</p> <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) adds that several areas of land along this corridor are in poor condition, therefore, management of this land would bring aesthetic benefits to the area as well as improvements to biodiversity.</p> |
| <u>NSP13: Hinckley/Burbage/Barwell/Earl Shilton Green Wedge</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Area between Hinckley, Burbage, Barwell and Earl Shilton |
| Suggested proposal: | Allocate as a Green Wedge |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that the planning system must continue to maintain Green Wedges as protected landscape features.</p> <p>Allocated Green Wedges will be subject to planning controls whereby only planning applications which propose to maintain or manage areas of the Green Wedge (e.g. open space and recreation uses) will be allowed.</p> |
| <u>NSP14: Groby/Ratby Green Wedge</u> | |
| Previous Ref: n/a | SHLAA Ref: n/a |
| Description: | Area between: Groby, Martinshaw Wood, Ratby and the Borough boundary; Ratby and Kirby Muxloe; and Groby and Anstey. |
| Suggested proposal: | Allocate as a Green Wedge |
| Justification for the proposal | <p>The Green Infrastructure Strategy for Hinckley and Bosworth (October, 2008) comments that the planning system must continue to maintain Green Wedges as protected landscape features.</p> <p>Allocated Green Wedges will be subject to planning controls whereby only planning applications which propose to maintain or manage areas of the Green Wedge (e.g. open space, sport and recreation uses) will be allowed.</p> |

| <u>NSP15: Congerstone (Grid Ref: E – 438442 x N – 305276)</u> | |
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| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Potential location for wind turbines near Congerstone |
| Suggested proposal: | Allocate land for up to 2 wind turbines |
| Justification for the proposal | <p>The 'Planning for Climate Change' study (May 2008) states that Hinckley and Bosworth Borough offers very good wind resource. The document has identified this area as one of three potential locations for wind turbines.</p> <p>It is worth noting that the locations identified within this document are not exclusive and do not preclude other sites coming forward.</p> |
| <u>NSP16: Twycross (Grid Ref: E – 435129 x N – 304171)</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Potential location for wind turbines approximately 2km from Twycross |
| Suggested proposal: | Allocate land for up to 4 wind turbines |
| Justification for the proposal | <p>The 'Planning for Climate Change' study (May 2008) states that Hinckley and Bosworth Borough offers very good wind resource. The document has identified this area as one of three potential locations for wind turbines.</p> <p>It is worth noting that the locations identified within this document are not exclusive and do not preclude other sites coming forward.</p> |
| <u>NSP17: Barton in the Beans (Grid Ref: E – 439842 x N – 307002)</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Potential location for wind turbines near Barton in the Beans |
| Suggested proposal: | Allocate land for up to 2 wind turbines |
| Justification for the proposal | <p>The 'Planning for Climate Change' study (May 2008) states that Hinckley and Bosworth Borough offers very good wind resource. The document has identified this area as one of three potential locations for wind turbines.</p> <p>It is worth noting that the locations identified within this document are not exclusive and do not preclude other sites coming forward.</p> |
| <u>NSP18: Charnwood Regional Park</u> | |
| Previous Ref: n/a | |
| SHLAA Ref: n/a | |
| Description: | Expansive area to the north-east of the borough, abutting Blaby District, North west Leicestershire and Charnwood Borough. |
| Suggested proposal: | Allocation of this land as the Charnwood Forest Regional Park |

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| <p>Justification for the proposal</p> | <p>The Charnwood Regional Park initiative is supported by the East Midlands Regional Plan and is central to the promotion of green infrastructure, landscape management and improvement, environmental growth with regard to woodland/green coverage and sustainable tourism initiatives; whilst encouraging public access and enjoyment.</p> <p>The purpose of this boundary is to support and promote the benefits of the core character area of Charnwood Forest as defined in appendix 1 and may include settlements and areas which are not included within the immediate character area, but are benefitted by their proximity and accessibility to the forest and its fringe.</p> <p>The boundary which is included here for consideration has been determined through previous work with other authorities, interested stakeholders and the County Council, as well as having regard to the vast range of boundaries which are interpreted by external parties such as the British Geological Survey and Leicestershire and Rutland Wildlife Trust. The option which is proposed here is supported by the Council's Green Infrastructure Strategy (2008) but may be amended based on the consultation responses on this DPD.</p> | |
| <p><u>NSP19: Provision of Future Leisure Centre (Leicester Road)</u></p> | | |
| <p>Previous Ref: n/a</p> | <p>SHLAA Ref: n/a</p> | |
| <p>Description:</p> | <p>Land adjoining Hinckley United Football Club, north of Hinckley, off Leicester Road</p> | |
| <p>Suggested proposal:</p> | <p>Allocation of this area as the location for a future leisure centre facility as part of the 'sporting hub' concept</p> | |
| <p>Justification for the proposal</p> | <p>The Borough Council's Cultural Strategy (2007-2012) proposed the concept of a sporting hub which was considered to provide a number of benefits including developing a clear sporting focus for future sporting provision for the Borough, as well as providing an opportunity to increase commercial viability and thereby improving the range of sporting activities available for public consumption.</p> <p>The sporting hub location is proposed to support the linkages between the settlements identified as part of the Hinckley urban core and offer enhanced leisure provision beyond Hinckley itself, thereby underpinning the aims of the Council in ensuring a safer and healthier Borough, which has strong and distinctive communities.</p> <p>The Core Strategy makes reference in Key Policies 2 (Development in Earl Shilton) and Key Policies 3 (Development in Barwell) in support of the development of new leisure facilities and sporting hub on land off the A47 in the vicinity of Hinckley United Football Club.</p> <p>The Core Strategy further identifies the importance of Hinckley as the sub-regional centre which provides key</p> | |

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| | services together with the closely connected settlements of Earl Shilton and Barwell, which provide an essential role and functional identity in servicing the sub-regional centre. |
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